REPORTS ▫ 6

A MOBILITY PROFILE OF CITY OF WINNIPEG HOUSEHOLDS, 1976 – 1981

Lynda H. Newman

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OF CITY OF WINNIPEG HOUSEHOLDS, 1976-1981

Report No. 6

by

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Institute of Urban Studies

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1.0 INTRODUCTION

1.1 Background

Canadian households have, in the past, displayed a high propensity to move. Between 1966 and 1971, 45.1% of all Canadians moved and between 1971 and 1976, 48.6% moved. Factors such as changes in place of employment, changes from renter to owner, and changes in housing preferences and needs motivated moves. It is now speculated that mobility, particularly non-migrant mobility, has declined in recent years due to uncertainty of house costs, a less favourable view of suburban living, escalating energy costs, changing lifestyles, and demographic and economic trends.

The literature on mobility is extensive and is being produced by a variety of disciplines -- economics, geography and sociology. Prominent in the literature and of particular interest to this study, are the writings on residential mobility which consider micro-level and often, intra-urban movement of households. The literature on residential mobility contains two streams of thought -- the economic approach and the social indicator approach. The economic approach identifies housing market forces of supply and demand as the primary factors influencing residential mobility. The social indicator approach takes a broader perspective and relates housing market conditions to household variables such as life cycle changes. Both approaches aim at providing a means of predicting mobility trends.

A common housing model used to describe market forces in the economic approach is "filtering." The model can be traced back to Homer Hoyt's work on the sector theory of urban growth (1939). Filtering, as a market function can be described as:

> change over time in the position of a dwelling unit or group of dwelling units within the distribution of housing prices and rents in the community as a whole (Fisher and Winnick, 1951, p. 49).

The operation of the market results in:

> the changing of occupancy as the housing that is occupied by one income group becomes available to the next lower income group as a result of a decline in market price (Ratcliff, 1949, p. 321).

Generally, filtering is concerned with changes in socioeconomic status of neighbourhoods within the urban area. From an economist's perspective, movement of population through housing stock from higher to lower status households is the competitive market's way of making use of a durable but deteriorating commodity (Smith, 1971, p. 175).

Filtering can be described as housing chains (White, 1971). The chains are a result of new housing being added to the housing market. The households who move into those new dwellings leave behind vacancies which in turn are filled by other households. This trend continues until the vacancy is taken by a household from outside the city, a new household is formed to occupy the unit, or the housing unit is left vacant or demolished.

A recent trend which has added a new dimension to the filtering model is 'gentrification' (Zeitz, 1979). Gentrification is the physical renovation of a building. In residential gentrification,

the occupancy of the unit is transferred from low-income households to middle or upper-income households, thus reversing the traditional movement of households as described in the filtering process (Newman, 1982).

The social indicator approach focuses on the household's perceptions of its needs and of the housing market's ability to fulfill these needs. Brown and Moore (1970) developed a two-stage model. The first stage consists of assessing needs and present accommodation resulting in a decision to stay or move. The household ascribes a positive or negative place utility to present accommodation. If the perception is negative, a stressful situation develops. In order to alleviate stress, the household may adjust needs, restructure the present accommodation to meet needs, or relocate. If relocation is chosen, the second stage begins. In the second stage a search occurs using information available to the household and is greatly affected by the interpretation the household imposes on the information -- personal biases, ability to understand the data, priorities assigned to locational variables, and influences of others (i.e. marketing.)

The social indicator approach varies fundamentally from the economic approach in that it focuses on household characteristics and needs and the household's perception of these factors and of the housing market. In contrast, the economic approach assumes that market conditions are the significant elements and that households will perceive these elements in a similar rational manner.

This study makes use of a relatively new source of data -- the 1981 Census -- in order to consider mobility. The data available lends itself to an economic approach to studying residential mobility. To conduct such a study, though, additional data on the Winnipeg market area would be necessary in order to predict mobility trends. Nonetheless, the findings presented herein provide a detailed picture of mobility in the City of Winnipeg for the period 1976 to 1981, and when considered with other available data -- population change, residential construction -- allows the researcher to hypothesize on the household and market factors which have influenced mobility over that time period.

1.2 Objectives

The purpose of this study is to generate a data source and produce a profile of households and their housing characteristics by mobility status which will allow conclusions to be drawn about locational and housing choices. This study will not attempt to relate the findings to present policy and programs but will provide vital information for such work. Specifically, the research objectives are:

1. To utilize information, recently made avaible by the 1981 Census, to determine the level of mobility of households in the City of Winnipeg
2. To create a profile, based on selected characteristics, of household mobility in the City of Winnipeg between 1976 and 1981
3. To relate household mobility to present housing in order to ascertain any patterns in locational and housing choices.

1.3 Methodology

Special cross-tabulations from the 1981 Census for the City of Winnipeg were obtained which identified households by:

Mobility Status

a) non-mover - did not move since June 1, 1976
b) non-migrant - moved from one dwelling to another but within the same town, village or municipality since June 1, 1976
c) migrant - moved from another town, village, municipality or other country since June 1, 1976.

Tenure

a) owned or being bought by a member of the household
b) rented.

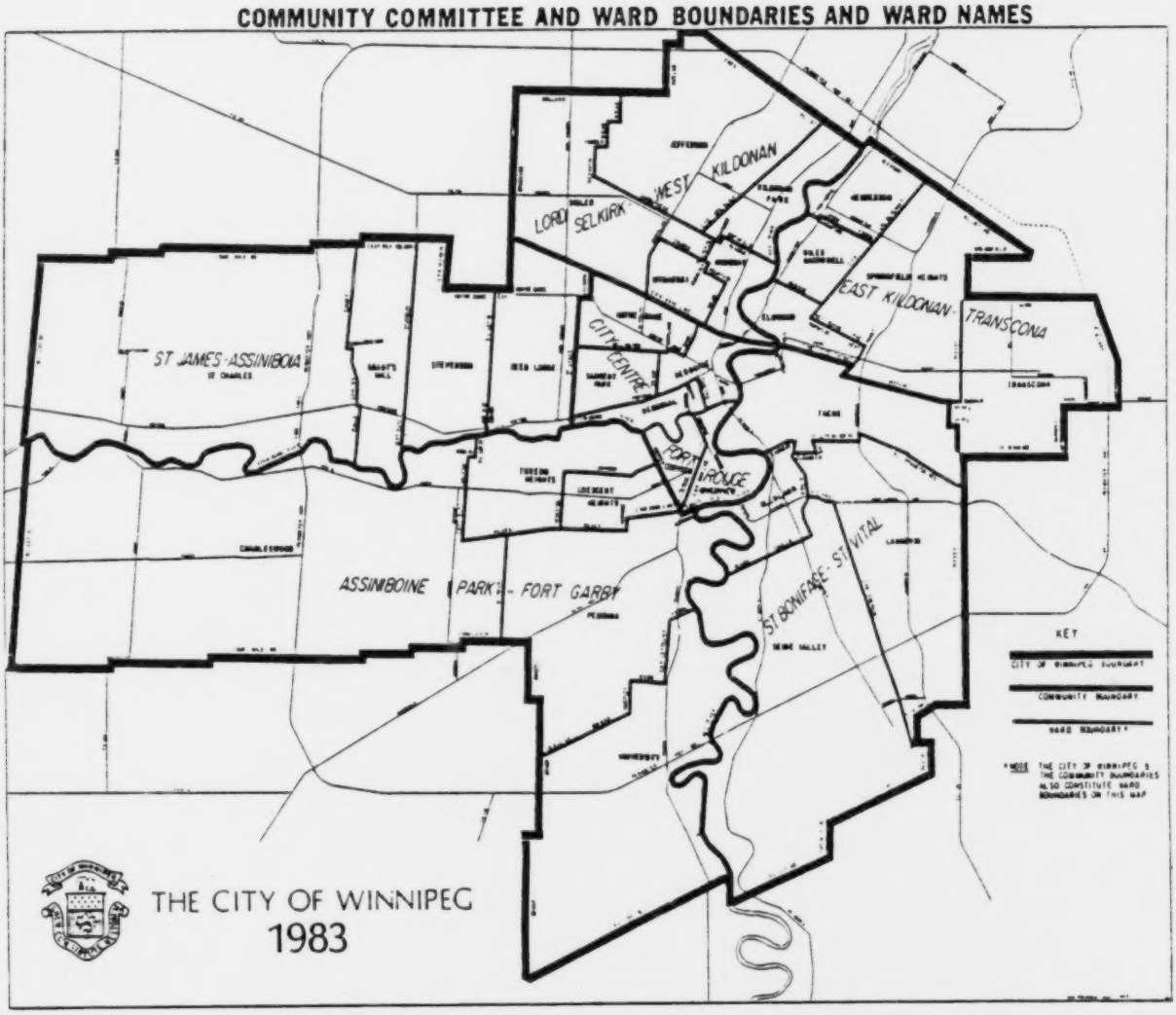
Location (City of Winnipeg Community Committee/City Works Areas)

a) City Centre-Fort Rouge
b) Assiniboine-Fort Garry
c) St. James-Assiniboia
d) St. Boniface
e) St. Vital
f) East Kildonan-Transcona
g) Lord Selkirk-West Kildonan.

The seven districts are being used as they are planning districts for the City. These areas are commonly used for data collection (building permits and assessment) and for planning and policy decisions (zoning and development permits).

The St. Boniface-St. Vital district has been divided into two study areas -- St. Boniface and St. Vital -- due to the distinct differences in the locations. St. Boniface is an older, central city area (similar to City Centre-Fort Rouge) whereas St. Vital is a suburban area (similar to Assiniboine-Fort Garry). See Map 1 for the community committee areas. See Table A1 for census tracts for community committee areas. (Appendix A)

COMMUNITY COMMITTEE AND WARD BOUNDARIES AND WARD NAMES



For the previously mentioned categories, cross-tabulation of selected characteristics were obtained. The selected characteristics are:

1. Household type
2. Household income
3. Occupation of head of household
4. Dwelling type and size
5. Dwelling age
6. Dwelling condition
7. Length of residency.

Initially, it was intended to include shelter cost as a selected characteristic but the cost of this cross-tabulation was prohibitive. Details of these characteristics can be found in Appendix A.

The gross data (absolute number of households) obtained from the cross-tabulations have been further manipulated to produce various graphic and tabular displays of information by number of households and distributional proportions and frequencies. See Table A2(Appendix A) for sample of data derived from cross-tabulations.

2.0 FINDINGS

2.1 Limitations of the Data

The 1981 Census provides a uniquely rich source of data on Canadians. No other source attempts to sample the entire population on such a diverse set of questions. Errors do occur, though. Causes of error include:

1. lack of responses from households
2. omission of responses for certain questions
3. erroneous recording and/or tabulating of responses
4. false responses.

The statistics obtained for this study contain inconsistencies which can be attributed to such errors. Table 1 demonstrates the results of error. By definition, a non-mover lived at the same address from June 1, 1976 to June 1, 1981. Thus, there should have been no recorded non-movers with less than 5 years length of residency. The same principle holds for movers who indicated more than 5 years length of residency. Unknown is whether the error has been made in recording length of residency or in recording place of residency on June 1, 1976 from which mobility status is determined. As Table 1 indicates, the frequency of error is very low and it is believed that such errors do not significantly affect the quality of the data.

Table 1

Households by Mobility Status and Length of Residency, Winnipeg, 1981

(% of total, mobility status)

Length of Residency	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Less than 1 year	0.7*	33.9	48.7	19.9
1-2 years	0.7*	31.0	30.4	16.3
3-5 years	8.0	33.9	19.4	19.3
6-10 years	31.6	0.8*	0.9*	15.7
10 years or more	59.0	0.4*	0.6*	28.8
Total	100.0	100.0	100.0	100.0

* Based on the definition of the mobility status categories, these percentages should be 0.0.

2.2 Presentation of Findings

The findings obtained from analysis of the special cross-tabulations of 1981 Census results is presented as follows:

1. City of Winnipeg
   a) by area, tenure and mobility status
   b) by selected characteristics
2. City Centre-Fort Rouge by selected characteristics
3. Lord Selkirk-West Kildonan by selected characteristics.

A more detailed examination has been done of two community committee areas on a case study basis. As Table 2 indicates City Centre-Fort Rouge is distinctly different in nature from the remaining community committee areas and from the City as a whole, in both tenure and mobility status composition. The area is dominated by renters (63.4%), has the lowest proportion of non-movers (42.8%) and the highest proportion of migrants (17.8%). The proportion of non-migrant households in this area is relatively high compared to the other areas and the total City. Lord Selkirk-West Kildonan has a typical suburban split in tenure composition - 63.9% owners and 36.1% renters. The area also has the largest non-mover population (53.4%) and the smallest migrant population (9.6%).

It should be noted that a great deal of data from the cross-tabulations is not presented in the following discussion.

Table 2

Households by Tenure, Mobility Status and Area, Winnipeg, 1981

(% of total, area)

Area	Owner	Renter	Total, households	Non-Movers	Movers		Total, households
					Non-Migrant	Migrant	
St. James - Assiniboia	62.2	37.8	100	51.7	32.4	15.9	100
Lord Selkirk - West Kildonan	63.9	36.1	100	53.4	37.0	9.6	100
East Kildonan - Transcona	65.6	34.4	100	50.6	39.9	10.5	100
City Centre - Fort Rouge	36.6	63.4	100	42.8	39.4	17.8	100
St. Boniface	41.6	58.4	100	49.4	35.5	15.1	100
Assiniboine Park - Fort Garry	63.5	36.5	100	45.3	37.6	17.1	100
St. Vital	65.8	34.2	100	48.8	39.0	12.2	100
Total, City	57.8	42.2	100	48.3	37.7	14.0	100

2.3 City of Winnipeg

2.3.1 Basic Characteristics - Area, Tenure, Mobility Status

Chart 1 relates tenure to mobility status for the total households in the City of Winnipeg. It can be noted that non-movers dominate with 48.3% of the total households in the City. Mobility within the City was significant (37.7%) while migration to the City was limited (14.0%). The majority of non-movers were owners by a ratio of 3:1 while renters dominated the other categories by a ratio of approximately 2:1. Finally, the City has more households who own their homes (57.8%) than households who rent (42.2%).

Table 3 presents data on tenure by area. The inner city area - City Centre-Fort Rouge and St. Boniface have a small portion (15.1%) of the City's owner households and a large portion (35.1%) of the renter households. The remaining areas which are newer, suburban areas contain a relatively even distribution of the remaining owner and renter households.

Table 4 presents data on mobility status by area. Somewhat surprising, in light of the size of the rental population, is the high proportion of non-movers (24.7%) in City Centre-Fort Rouge. Also significant is the proportion of intra-urban moves to City Centre-Fort Rouge (20.5%). For the suburban areas, the most striking findings are:

1. high proportion of non-migrant households located in East Kildonan-Transcona (18.9%) and Assiniboine Park-Fort Garry (18.5%)

2. the proportion of migrant households located in Assiniboine Park-Fort Garry (24.0%) and St. James Assiniboia (14.5%).

Chart 1

Households by Mobility Status and Tenure, Winnipeg, 1981

(% of total, households)

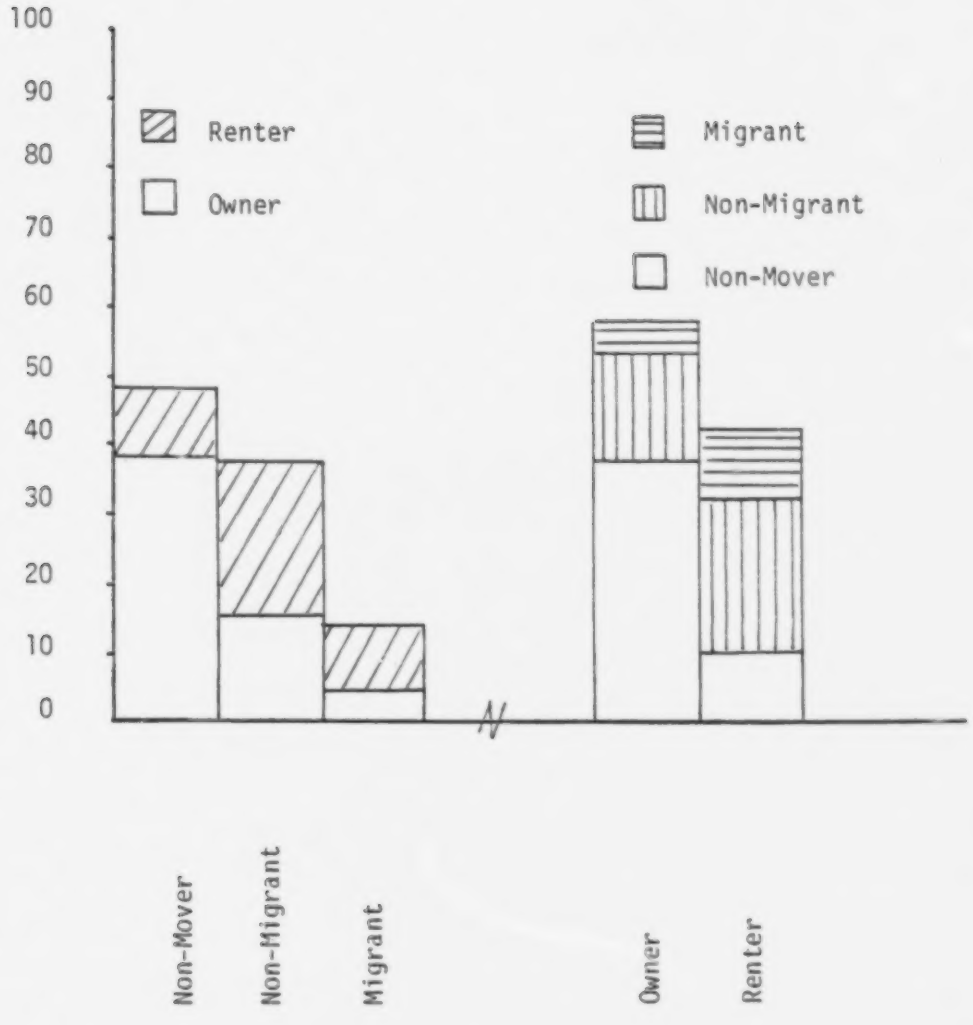


Table 3

Households by Area and Tenure, Winnipeg, 1981

(% of total, city)

Area	Owner	Renter	Total, households
St. James - Assiniboia	12.8	10.7	11.8
Lord Selkirk - West Kildonan	17.9	14.0	15.9
East Kildonan - Transcona	20.1	14.4	17.2
City Centre - Fort Rouge	13.4	31.8	22.6
St. Boniface	1.7	3.3	2.5
Assiniboine Park - Fort Garry	19.7	15.5	17.6
St. Vital	14.4	10.3	12.4
Total, City	100.0	100.0	100.0

Table 4

Households by Area and Mobility Status, Winnipeg, 1981

(% of total, city)

Area	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
St. James-Assiniboia	11.9	10.1	14.5	11.8
Lord Selkirk-West Kildonan	16.8	16.3	11.1	15.9
East Kildonan-Transcona	16.6	18.9	13.5	17.2
City Centre-Fort Rouge	24.7	20.5	22.7	22.6
St. Boniface	3.1	2.1	2.2	2.5
Assiniboine Park-Fort Garry	15.5	18.5	24.0	17.6
St. Vital	11.4	13.6	12.0	12.4
Total, City	100.0	100.0	100.0	100.0

Finally, Table 5 allows for comparison of areas by mobility status and tenure data similarly to Table 2 in Section 2.2.

Noteworthy are:

1. the predominance of
   a) owner households in the non-mover category for all areas
   b) non-mover owner households in the suburban areas
   c) renter households in the migrant category for all areas

2. the lack of consistent pattern in the non-migrant category with regard to tenure

3. the relatively large proportion of non-mover renters in the City Centre-Fort Rouge and St. Boniface areas.

2.3.2 Selected Characteristics

The selected characteristics will be reviewed in the following order:

Length of Residency

Household Characteristics
- type
- occupation
- income

Housing Characteristics.
- type
- size
- age
- condition

Length of Residency

From the data or length of residency, it can be seen that:

1. 28.8% of the total population have lived in the same residence for 10 or more years while the remaining 71.2% is distributed fairly evenly among the 4 other categories (see Table 1)

2. non-mover households are a highly stable group with 59% in residence for 10 or more years. (Table 1) 89.2% of this group are owners (Table 6)

Table 5

Households by Mobility Status, Tenure and Area, Winnipeg, 1981

(% of total, area)

Area	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
St. James - Assiniboia	42.7	9.0	13.4	19.0	6.1	9.8	100.0
Lord Selkirk - West Kildonan	44.2	9.2	16.7	20.3	3.0	6.6	100.0
East Kildonan - Transcona	43.0	7.6	19.0	19.9	3.6	6.9	100.0
City Centre - Fort Rouge	25.9	16.9	8.2	31.2	2.5	15.3	100.0
St. Boniface	31.8	17.6	7.9	27.6	1.9	13.2	100.0
Assiniboine Park - Fort Garry	37.9	7.5	18.4	19.2	7.2	9.9	100.0
St. Vital	41.6	7.2	19.1	19.9	5.1	7.1	100.0
Total, City	38.1	10.2	15.4	22.3	4.3	9.7	100.0

Table 6

Households by Mobility Status, Tenure and Length of Residency, Winnipeg, 1981

(% of total, length of residency)

Length of Residency	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
Less than 1 year			14.4	49.6	6.2	28.1	98.3*
1 - 2 years			28.6	43.1	8.8	17.4	97.9*
3 - 5 years	11.0	9.0	38.9	27.0	8.0	6.1	100.0
6 - 10 years	64.9	32.5					97.4*
10 years or more	89.2	9.8					99.0*
Total	38.1	10.2	15.4	22.3	4.3	9.7	100.0

* Due to errors in the statistics, a 100.0 sample is not recorded.

3. non-mover renter households are most predominant in the 6 - 10 years category (Table 6)

4. non-migrant households are evenly distributed over the three categories of under 5 years in residence (Table 1)

5. owner non-migrant households are most common in the 3 - 5 years category while renter non-migrant households are most common in the less than 1 year category (Table 6)

6. migrant households are concentrated in the less than 1 year and 1 - 2 years categories suggesting a surge in migration since 1979 or a greater frequency of intra-city moves by migrants (Table 1).

Household Characteristics

Table 7 indicates that certain household types predominate in each mobility category.

1. 2-parent families and couples constitute 33.5% and 22.2% respectively of the total population and also represent large portions of each mobility category

2. single persons under 65 are the third largest population group (16.8%) and are significant in the mover categories (24.1% and 24.4%) but far less significant in the non-mover category (9.0%)

3. single persons aged 65 and over while representing only 9.4% of the total population represent 13.5% of the non-mover population.

Table 8 allows for further elaboration.

1. 44.3% of couples and 50.8% of 2-parent families are non-mover owner households

2. non-mover households who are single persons aged 65 and over are evenly split among owners (32.8%) and renters (36.6%)

3. 45.9% of single persons under 65 are non-migrant renter households.

Table 9 presents information on occupation.

1. managerial/professional at 22.9% and not in the labour force at 24.9% are the largest occupational groups in the City

Table 7

Households by Mobility Status and Household Type, Winnipeg, 1981

(% of total, mobility status)

Household Type	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Single < 65	9.0	24.1	24.4	16.8
Single ≥ 65	13.5	6.6	2.9	9.4
Non-family	3.4	5.8	9.1	5.1
Couple	24.5	21.2	17.5	22.2
2-parent family	37.3	28.9	32.9	33.5
1-parent family	6.3	8.4	6.9	7.2
Multiple family	6.0	5.0	6.3	5.8
Total	100.0	100.0	100.0	100.0

Table 8

Households by Mobility Status, Tenure and Household Type, Winnipeg 1981

(% of total, household type)

Household Type	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
Single < 65	12.3	13.6	7.9	45.9	1.5	18.8	100.0
Single ≥ 65	32.8	36.6	1.5	24.9	0.1	3.9	100.0
Non-family	22.2	9.7	9.2	33.7	2.2	23.1	100.0
Couple	44.3	8.9	17.2	18.6	3.8	7.2	100.0
2-parent family	50.8	3.0	23.5	8.8	7.9	6.0	100.0
1-parent family	33.2	9.3	9.1	34.9	2.5	11.0	100.0
Multiple family	46.3	5.0	17.7	15.4	5.8	9.8	100.0
Total	38.1	10.2	15.4	22.3	4.3	9.7	100.0

Table 9

Households by Mobility Status and Occupation of Head of Household, Winnipeg, 1981

(% of total, mobility status)

Occupation	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Managerial/ Professional	20.5	24.3	28.0	22.9
Clerical	8.8	15.1	14.3	11.9
Sales	6.3	7.6	7.0	6.8
Service	5.9	8.0	11.5	7.5
Primary Occupation	0.6	0.7	0.7	0.7
Processing Occupation	1.9	2.3	2.0	2.1
Machining and Related Occupations	2.7	3.1	3.4	2.9
Product Fabricating and Related Occupations	6.8	7.6	9.3	7.5
Construction	5.0	5.1	3.9	4.9
Transportation	3.9	4.6	3.4	4.1
Material Handling	2.1	3.0	2.2	2.5
Others	1.1	1.4	1.7	1.3
Not in Labour Force	34.4	17.2	12.6	24.9
Total	100.0	100.0	100.0	100.0

2. the same two groups dominate the non-mover category

3. in addition to the two above-noted groups, clerical is significant in the non-migrant category

4. in addition to the three above-noted groups, the service category is significant in the migrant category.

Table 10 considers household income.

1. 73.0% of the total households had incomes under $30,000 per year in 1981 with 22.2% being under $10,000 per year

2. similar distributions of households among the income groups are found for each mobility category as for the total households. The exceptions are:

   a) the less than $10,000 group which indicates a less stable population, and
   b) the $40,000 or greater group which indicates a more stable population.

From Table 11, it can be seen that:

1. 88.7% of the $40,000 or greater group are owners with 60.3% non-mover and 21.0% non-migrant households

2. the greater the income, the greater the proportion of the income groups who are non-mover households and the inverse relationship applies to migrant households

3. non-migrant households do not vary significantly in proportion based on income but a distinction can be made when tenure is also considered. Renters dominate in the less than $20,000 groups while owners dominate in the income groups above $20,000.

Housing Characteristics

The vast majority (58.2%) of Winnipeg's households occupy single detached houses (See Table 12). For non-movers the percentage is higher (77.2%) and for non-migrants and migrants, the percentage is lower (42.1% and 36.6% respectively). Apartment units constitute the other significant dwelling type (30.5% of total households occupy apartments), particularly for non-migrants (42.3%) and migrants (46.8%). Low-rise apartments

Table 10

Households by Mobility Status and Income, Winnipeg, 1981*

(% of total, mobility status)

Income Range	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
less than $10,000	19.8	23.6	26.9	22.2
10,000 - 14,999	12.3	14.8	14.2	13.5
15,000 - 19,999	11.6	14.5	14.4	13.1
20,000 - 24,999	12.7	13.8	12.9	12.8
25,000 - 29,999	11.6	11.6	10.1	11.4
30,000 - 34,999	9.4	8.1	7.8	8.7
35,000 - 39,999	6.7	5.2	5.1	5.9
40,000 or greater	15.9	8.5	8.5	12.1
Total	100.0	100.1	99.9	99.7

*Due to errors in the statistics, the mobility categories do not equal 100.0%.

Table 11

Households by Mobility Status, Tenure and Income Range, Winnipeg 1981

(% of total, income range)

Income Range	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
less than $10,000	23.7	19.4	4.0	35.9	1.2	15.8	100.0
10,000 - 14,999	29.6	14.5	6.8	34.4	1.9	12.8	100.0
15,000 - 19,999	33.4	9.4	14.8	27.0	3.3	12.2	100.0
20,000 - 24,999	39.3	7.4	20.4	19.1	4.9	9.0	100.0
25,000 - 29,999	43.9	5.4	24.2	14.0	6.2	6.3	100.0
30,000 - 34,999	47.4	5.0	25.3	9.8	7.5	5.0	100.0
35,000 - 39,999	50.8	4.1	23.9	9.0	8.5	3.7	100.0
40,000 or greater	60.3	3.2	21.0	5.5	7.4	2.5	100.0
Total	38.1	10.2	15.4	22.3	4.3	9.7	100.0

Table 12

Households by Mobility Status and Dwelling Type, Winnipeg, 1981 (% of total, mobility status)

Dwelling Type	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Single detached	77.2	42.1	36.6	58.2
Single attached	3.8	11.2	11.7	7.7
Duplex/Row	2.3	4.0	4.6	3.3
Apartment, <5 stories	7.7	24.5	30.1	17.2
Apartment, ≥5 stories	8.8	17.8	16.7	13.3
Other	0.2	0.4	0.3	0.3
Total	100.0	100.0	100.0	100.0

(less than 5 stories) are more common than high-rise apartments (5 stories or more) for all mobility categories. Single attached housing accomodates a significantly larger percentage of movers (11.2% and 11.7%) than it does of non-movers (3.8%).

From Table 13, it can be seen that:

1. the majority of households occupying single detached houses are owners (90.2%) of which 61.7% are non-mover owner households
2. no other dwelling type shows such a concentration of one mobility and tenure type
3. renters and particularly non-migrant renter households dominate all other dwelling types.

Considering the findings on dwelling type, the distribution of households by dwelling size is predictable. Chart 4 shows that for all mobility categories, the number of households increases with the size of the dwelling. Non-mover households are concentrated in the larger dwelling units (52.2% in 6 or more rooms) and movers are concentrated in the middle size range of 3 to 5 rooms (non-migrant - 59.9% and migrant - 58.1%).

Statistics on housing condition show an extremely high level of consistency by mobility and by tenure (Table 14). More than three quarters of Winnipeg's households consider their homes to require

Table 13

Households by Mobility Status, Tenure and Dwelling Type, Winnipeg, 1981

(% of total, dwelling type)

Dwelling Type	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
Single Detached	61.7	2.3	22.1	5.1	6.4	2.4	100.0
Single Attached	14.1	9.9	19.9	34.7	5.4	16.0	100.0
Duplex/Row	22.6	12.0	9.3	36.6	2.8	16.7	100.0
Apartment < 5 stories	1.0	20.6	1.3	52.4	0.3	24.4	100.0
Apartment ≥ 5 stories	1.3	30.7	1.9	48.5	0.3	17.3	100.0
Total	38.1	10.2	15.4	22.3	4.3	9.7	100.0

* 'Other" dwelling types, as shown on Table 12, has been omitted due to the small sample size.

Chart 2

Households by Mobility Status and Dwelling Size, Winnipeg, 1981 (% of total, mobility status)

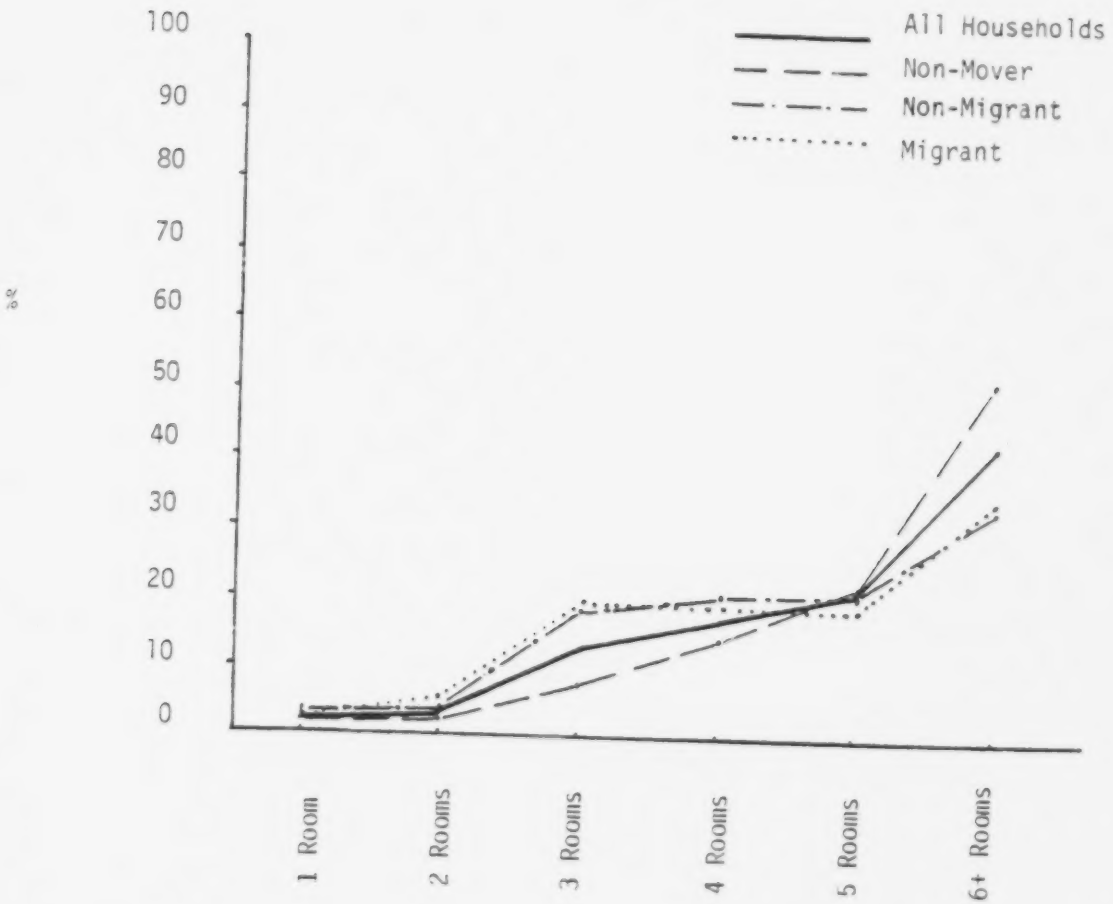


Table 14

Households by Mobility Status, Tenure and Condition of Housing, Winnipeg 1981

(% of total, condition of housing)

Condition of Housing	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
No Repairs, Regular Maintenance	37.7	10.4	15.9	21.9	4.5	9.4	100.0
Minor repairs Needed	40.5	8.4	13.4	23.5	3.8	10.4	100.0
Major Repairs Needed	38.0	9.9	13.0	24.4	3.8	10.9	100.0
Total	38.2	10.1	15.3	22.3	4.4	9.7	100.0

only regular maintenance while approximately 5% reported that major repairs were required.

The final characteristic to be considered is age of housing which is derived from period of construction of the housing. Table 15 provides information by mobility status and tenure. It can be seen that:

1. non-movers are residing in older housing stock (63.2% of households in housing built before 1961 and another 22.4% built in the 1960's)
2. non-migrants are found in the oldest housing (20.6% of households in housing built before 1946) and in the newest housing (25.7% of households in housing built between 1976 - 1981)
3. migrants show no significant trends with regard to age of housing.

2.3.3 Summary

For the period 1976 to 1981, the City of Winnipeg population was very stable with 48.3% of all households remaining in the same residences. The non-movers can be characterized as:

1. predominately owners (78.9%)
2. more frequently found in the suburban and particularly the older suburban areas (1950's and 1960's) than in the inner city areas
3. having remained in residence for more than 10 years (59.0%).
4. single persons over 65 years of age (13.5%), couples (24.5%) and two-parent families (37.3%) with all three groups being over-represented in the non-mover category as compared with the total population
5. income groups below $25,000 per annum are under-represented and the reverse holds for the other income groups

Table 15

Households by Mobility Status, Tenure and Period of Construction of Housing, Winnipeg, 1981

(% of total, mobility status)

Period of Construction	Non-Mover	Mover		Total Households	
		Non-Migrant	Migrant	Owner	Renter
Before 1946	30.3	20.6	20.1	16.8	8.5
				25.3	
1946 - 1960	32.9	18.1	18.4	17.9	7.4
				25.3	
1961 - 1970	22.4	19.4	22.0	10.1	11.2
				21.3	
1971 - 1975	13.0	16.2	17.6	6.8	7.9
				14.7	
1976 - 1981	1.4*	25.7	21.8	6.3	7.1
				13.4	
Total	100.0	100.0	100.0	57.9	42.1
				100.0	

* Similarly to length of residence, by definition of the various mobility categories, this statistic should be 0.0.

6. 54.9% of the households are in two occupational categories - managerial/professional and not in the labour force. The latter would include retired households

7. the vast majority of non-movers households (77.2%) live in single detached houses and the housing tends to be older housing stock with 63.2% of households in units built before 1960

8. satisfied with the condition of their housing reporting only regular maintenance required (78.8% of households).

In contrast, in-migration was limited at 14.0% of all households and these households tended to be low or lower middle income (29.9% below $10,000 per annum and 78.5% below $30,000 per annum). The largest percentage of migrants are located in City Centre-Fort Rouge (22.7%) and Assiniboine Park-Fort Garry (24.0%) and are also renters. The migrant category would include students locating near university campuses, international migration particularly of refugee groups, and professionals. This is reflected in the occupational breakdown -- managerial/professional (28.0%), clerical (14.3%), service (11.5%) and not in labour force (12.6%) -- and in the household types -- singles under 65 years of age are over-represented at 24.4% of migrant households compared to 16.8% of total households. 36.6% of migrant households live in single detached houses but are, in fact, under-represented in this housing type (58.2% of total households in single detached houses) and over-represented in the other housing types, particularly low-rise apartments (30.1% compared to 17.2% of total households).

The non-migrant category, those who moved within the City of Winnipeg during the study period appear to be of four general types:

1. households purchasing homes particularly in new suburban areas at the City's fringe

2. nouseholds moving from homeownership to rental accommodation

3. households who make one or more changes in their rental accommodation often within the same area and particularly in the inner city

4. new households forming who predominately seek rental accommodations.

Tne cnaracteristics of these nouseholds are as diverse as must be their motivations for moving and in choosing housing. Their characteristics include:

1. a relatively equal split by tenure -- owners (40.6%) and renters (59.4%)

2. an under-representation of non-migrants in St. James-Assiniboia (32.4%) and St. Bonifact (35.5%) compared to the total households at 37.7%

3. City Centre-Fort Rouge has the largest proportion of the City's non-migrant households (20.5%)

4. the largest proportion of non-migrant households are single persons under 65 years of age, couples and two-parent families, but more significant is the over-representation of single persons under 65 years of age (53.8%), non-family households (42.9%) and one-parent families (44.0%) compared to the total households at 37.7%

5. the above, reflects renter movement

6. 23.6% of non-migrant households have incomes below $10,000 per annum and 78.3% are below $30,000 per annum

7. the three dominant occupational groups are managerial/professional (24.3%), clerical (15.1%) and not in labour force (17.2%)

8. the largest proportion of non-migrant households live in single detached housing (42.1%) or low-rise apartments (24.5%). They are under-represented in the former while over-represented in the latter housing type

9. a tendancy to choose either the oldest or the most recently built housing.

2.4 City Centre-Fort Rouge

As the name implies, City Centre-Fort Rouge is the most central area of the City. Land use is highly mixed. The residential sections are the oldest in the City and are being affected by the insurgence of non-residential uses and redevelopment of lands to higher density residential uses. Nonetheless, the residential areas remain substantial in size and relatively stable. While population has declined, City Centre-Fort Rouge still contains 22.6% of the City's households.

Looking at the statistics on mobility for the period 1976 to 1981, the following can be stated:

1. non-mover and non-migrant households are comparable in size (42.8% and 39.4% respectively) and constitute the large majority of the area's population (See Chart 6)

2. while composing the smallest portion of the area's population, on a City-wide basis migrant households are most frequently found here

	Migrants (% of area households)
City Centre-Fort Rouge	17.8
City of Winnipeg	14.0

3. renters dominate the area

	Owner (% of area households)	Renter
Non-Mover	25.9	16.9
Non-Migrant	8.2	31.2
Migrant	2.5	15.3
Total	36.6	63.4

4. non-mover households are very stable with 57.7% having lived in the same residence more than 10 years while the mover categories are the most unstable in the City with 40.5% of non-migrants and 55.9% of migrants in residence less than 1 year compared to 33.9% and 48.7% of these groups in the City as a whole. (See Table 16)

5. households composed of a single person under 65 years of age are the largest group by household type (28.5%) which is significantly larger than in the City as a whole (16.8%) (See Tables 17 and 18)

6. the next largest groups are couples (18.5%) and 2-parent families (17.6%) but both are under-represented by City standards (22.2% and 33.5% respectively)

7. the majority of non-movers are not in the labour force (42.7% of owners and 55.6% of renters) and it can be surmised that these households are largely composed of persons over 65 years of age and retired (See Table 19)

8. in contrast to the above, the managerial/professional group dominates the non-migrant and migrant categories (27.6 - 20.5% range) followed by the clerical group (15.4 - 9.5% range)

9. income data indicates that:

   a) the higher the income, the greater the number of owners by all mobility categories, and

   b) conversely, the higher the income, the lesser the number of renters by all mobility categories (See Chart 7)

   These trends are comparable to City-wide trends.

10. households predominantly occupy three dwelling types - single detached (40.8%), low-rise apartment (27.9%) and high-rise apartment (23.4%) (See Table 20 and Chart 8)

11. non-movers are more frequently found in detached homes while movers are more frequently found in apartments

12. compatible with the findings on dwelling type, are the data on dwelling size which indicates that the dominant sizes are: 3 rooms (typical 1 bedroom apartment) and 6+ rooms (typical 3 bedroom house) (See Chart 9)

13. mover households are found in the smaller housing units while non-movers are more frequently residing in the larger units

14. as is to be expected, City Centre-Fort Rouge is an area of older housing with only 16.1% of households occupying housing built since 1971. 95.0% of these households are renters which suggests the new housing is largely composed of apartments (See Table 21)

15. finally, 76.9% of households, with very little variation based on mobility status, indicate that their housing is in good condition requiring only maintenance.

2.5 Lord Selkirk-West Kildonan

The Lord Selkirk-West Kildonan area is in the northern sector of the City. The growth of the area has been from the southeast proceeding northward and westward. The southeastern area is comparable to many of the lower density residential areas in City Centre-Fort Rouge. A significant factor in this area is the high concentration of lower middle income households of Ukrainian background which has resulted in a highly stable population.

Looking at the statistics on mobility for the period 1976 to 1981, the following is found:

1. this area is stable with 53.7% of the households reported as non-movers of which 62.8% have been in the same residence more than 10 years (See Chart 11 and Table 22)

2. compared to the City, the number of non-migrant households is average while migrant households is low

	Non-Migrant	Migrant
	(% of area households)	
Lord Selkirk-West Kildonan	37.0	9.6
City of Winnipeg	37.7	14.0

3. compatible with the above findings is the predominance of owners (See Chart 11)

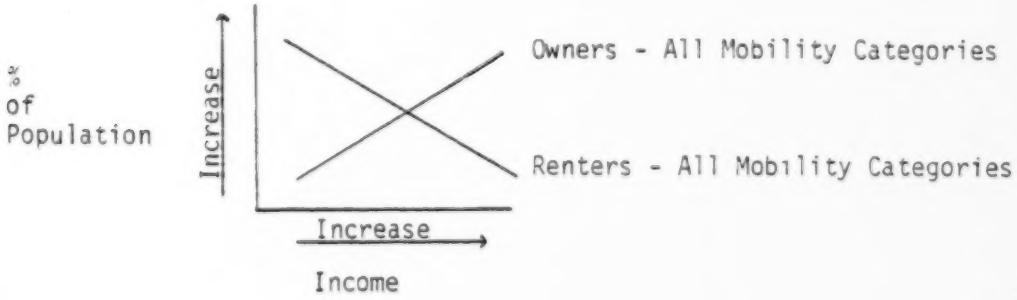
	Owner	Renter
	(% of area households)	
Non-Mover	44.2	9.2
Non-Migrant	16.7	20.3
Migrant	3.0	6.6
Total	63.9	36.1

4. couples at 22.6% of all households and 2-parent families at 33.6% constitute the largest groups by household type and for each mobility category. These percentages are comparable to the City breakdown at 22.2% for couples and 33.5% for 2-parent families. The notable difference is that in Lord Selkirk-West Kildonan these household groups are more concentrated in the non-mover category. (See Tables 23 and 24)

5. considering occupation, the two major groups are managerial/professional and not in the labour force (See Table 25)

6. also significant in the mover categories are clerical and product fabricating

7. income data follows the typical trend of the City as a whole and that found in City Centre-Fort Rouge. (See Chart 12)



8. households predominantly occupy single detached housing units (64.8%). This is particularly true of non-movers (80.9%) who are largely owners. (See Table 26 and Chart 13)

9. the mover categories are also occupying single attached units and low-rise apartments primarily as renters

10. compatible with the findings on dwelling type, are the data on dwelling size which indicates that the large majority of units are 6+ rooms (typical 3 bedroom house) (See Chart 14)

11. the proportion of 4 room and 5 room dwelling units is higher than the City average and reflects a concentration of middle sized rental units (2 bedroom houses and 3 bedroom apartments) primarily occupied by movers

12. one third of the area's occupied housing was built before 1946 with another 26.8% being built between 1946 and 1960. This housing is primarily occupied by non-movers (73.6% of of this category as opposed to 42.4% and 39.8% of the non-migrant and migrant households) (See Table 27)

13. households in this area consider their housing to be in slightly poorer condition than in the City as a whole but like the City, there is little differentiation by mobility status.

Chart 3

Households by Mobility Status and Tenure, City Centre-Fort Rouge, 1981

(% of total, households)

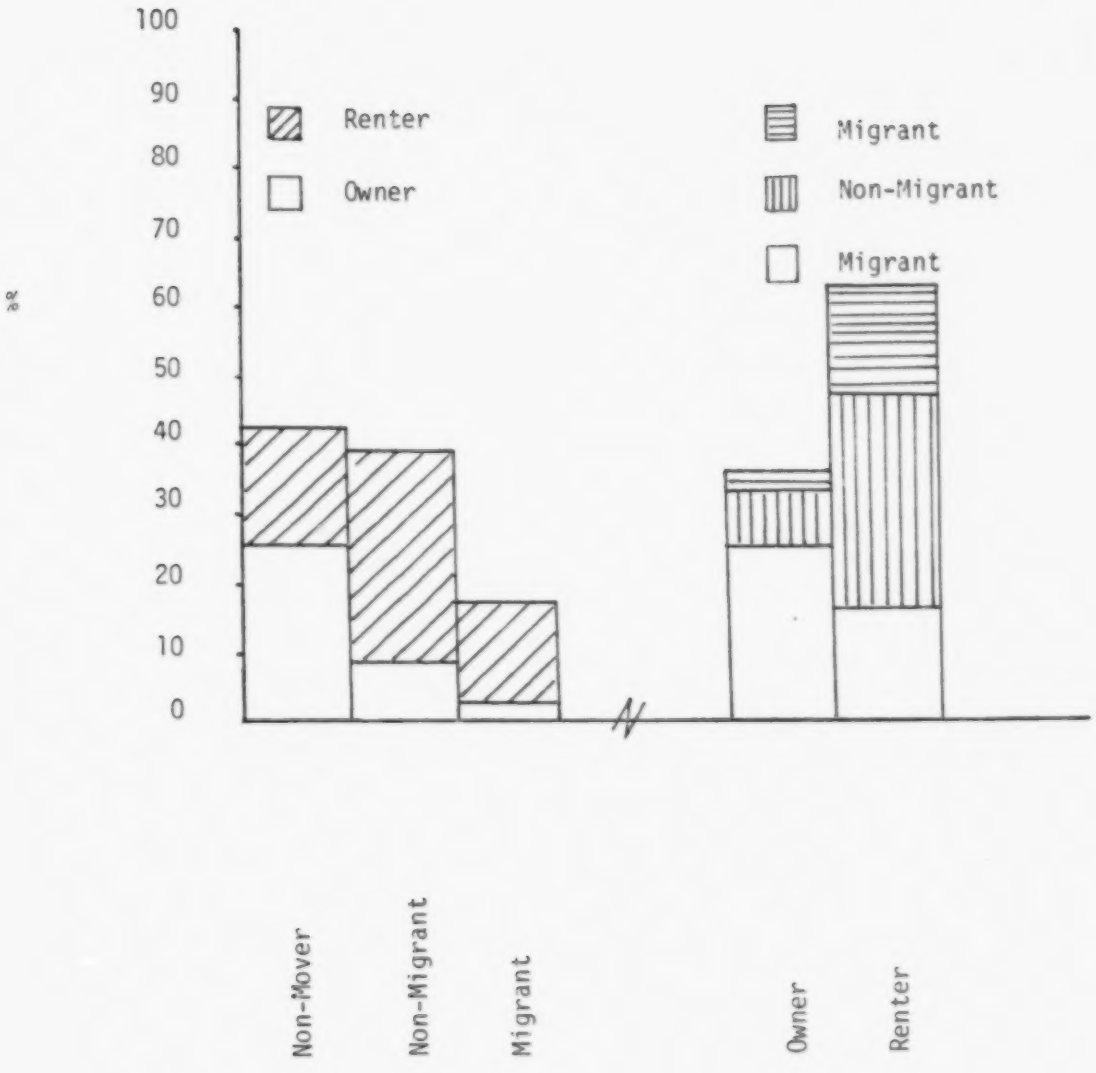


Table 16

Households by Mobility Status and Length of Residency, City Centre-Fort Rouge, 1981

(% of total, mobility status)

Length of Residency	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Less than 1 year	1.4*	40.5	55.9	26.5
1-2 years	1.1*	29.8	28.3	17.3
3-5 years	9.0	28.1	13.6	17.4
6-10 years	30.8	0.8*	1.3*	13.7
greater than 10 years	57.7	0.8*	0.9*	25.1
Total	100.0	100.0	100.0	100.0

* Based on the definition of the mobility status categories, these percentages should be 0.0.

Table 17

Households by Mobility Status and Household Type, City Centre-Fort Rouge, 1981

(% of total, mobility status)

Household Type	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Single < 65	15.4	38.5	37.5	28.5
Single ≥ 65	23.7	10.7	2.8	14.9
Non-family	5.5	8.1	12.5	7.7
Couples	22.4	16.2	14.3	18.5
2-parent family	20.4	14.2	18.6	17.6
1-parent family	6.0	7.1	6.4	6.5
Multiple family	6.6	5.2	7.9	6.3
Total, household	100.0	100.0	100.0	100.0

Table 18

Households by Mobility Status, Tenure and Household Type, City Centre-Fort Rouge, 1981

(% of total, dwelling type)

Dwelling Type	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
Single < 65	6.6	16.6	4.4	49.1	0.6	22.7	100.0
Single ≥ 65	24.7	43.5	0.9	27.5	0.2	3.2	100.0
Non-family	19.7	10.5	7.7	33.4	2.3	26.4	100.0
Couples	36.9	14.9	9.8	24.7	2.2	11.5	100.0
2-parent family	44.3	5.1	17.5	14.4	6.6	12.1	100.0
1-parent family	27.0	12.6	7.4	35.5	1.5	16.0	100.0
Multiple family	38.7	6.2	13.8	18.9	6.9	15.5	100.0
Total, households	25.9	16.9	8.2	31.2	2.5	15.3	100.0

Table 19

Households by Mobility Status and Occupation of Head of Household,*

City Centre-Fort Rouge 1981

(% of total, mobility status)

Occupation	Non-Mover		Mover			
			Non-Migrant		Migrant	
	Owner	Renter	Owner	Renter	Owner	Renter
Managerial/ Professional	11.0	11.9	27.6	20.5	24.1	22.7
Clerical	7.8	9.9	13.0	15.4	9.5	14.4
Sales	3.7	3.9	6.8	5.2	5.4	4.5
Service	5.9	7.0	6.6	10.1	10.9	11.9
Primary Occupation	0.4	0.7	0.5	0.7	0.9	1.0
Processing Occupation	2.2	0.9	1.6	1.5	3.2	2.6
Machining and Related Occupations	3.5	1.3	5.4	1.8	8.2	3.6
Product Fabricating and Related Occupations	8.2	3.0	10.9	4.8	10.0	12.9
Construction	6.4	1.3	9.6	3.6	10.4	3.0
Transportation	3.7	1.7	5.0	2.7	2.3	2.7
Material Handling	2.6	1.4	1.9	2.5	3.6	2.0
Others	1.3	0.8	0.9	1.9	1.8	1.7
Not in Labour Force	42.7	55.6	9.9	28.8	9.1	15.9
Total	100.0	100.0	100.0	100.0	100.0	100.0

*Due to errors in the statistics the mobility categories do not equal 100.0%.

Chart 4

Households by Mobility Status, Tenure and Income, City Centre-Fort Rouge, 1981

(% of total, income range)

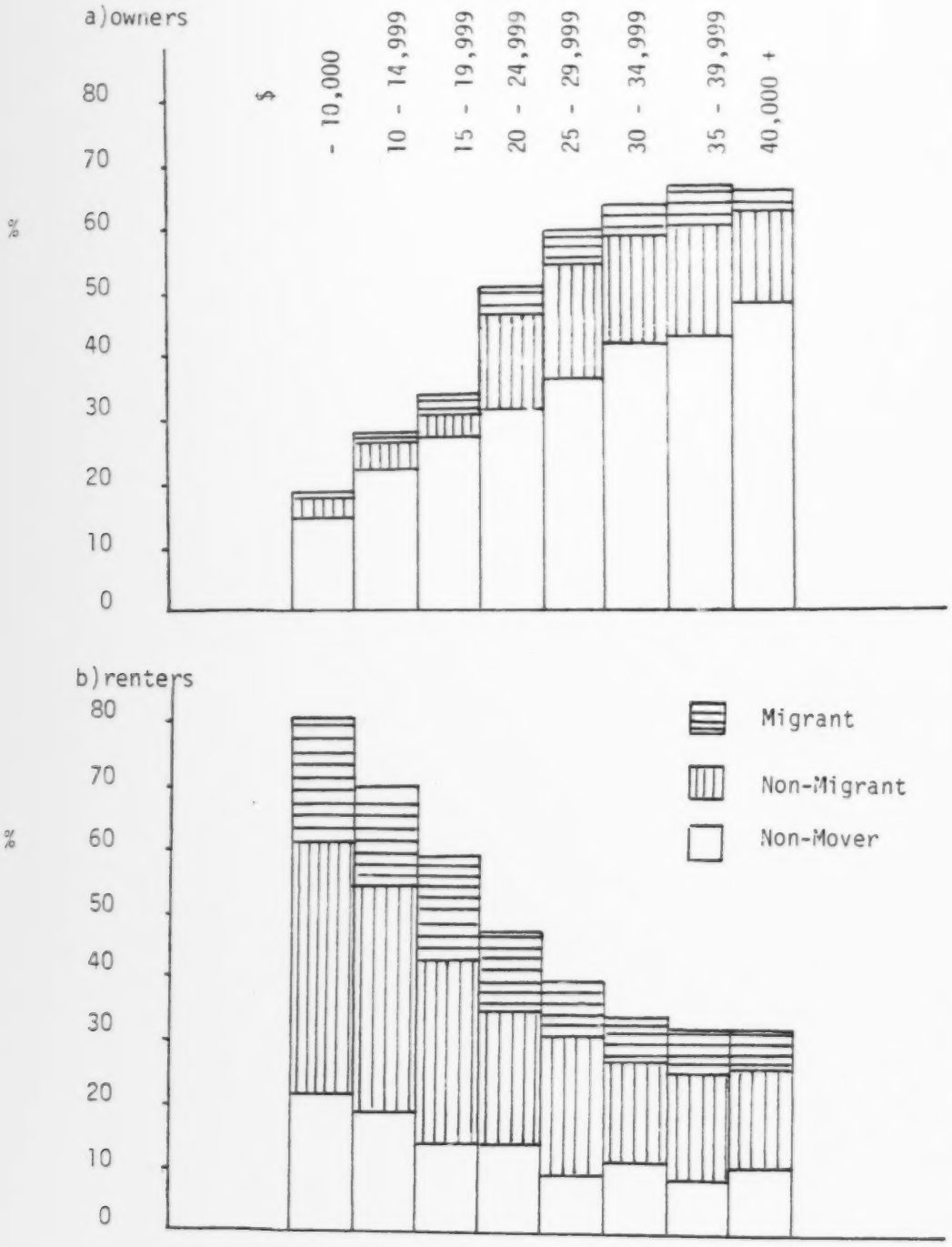


Table 20

Households by Mobility Status and Dwelling Type, City Centre-Fort Rouge, 1981

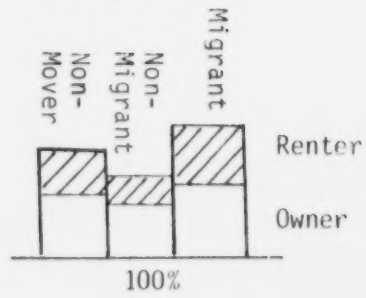
(% of total, mobility status)

Dwelling Type	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Single Detached	59.9	27.3	24.7	40.8
Single Attached	1.4	3.3	3.3	2.5
Duplex/Row	4.0	6.2	7.1	5.4
Apartment, < 5 stories	16.5	34.2	41.3	27.9
Apartment, ≥ 5 stories	18.2	29.0	23.6	23.4
Total, household	100.0	100.0	100.0	100.0

Chart 5

Households by Mobility Status, Tenure and Dwelling Type, City Centre-Fort Rouge, 1981

(% of total, housing type)



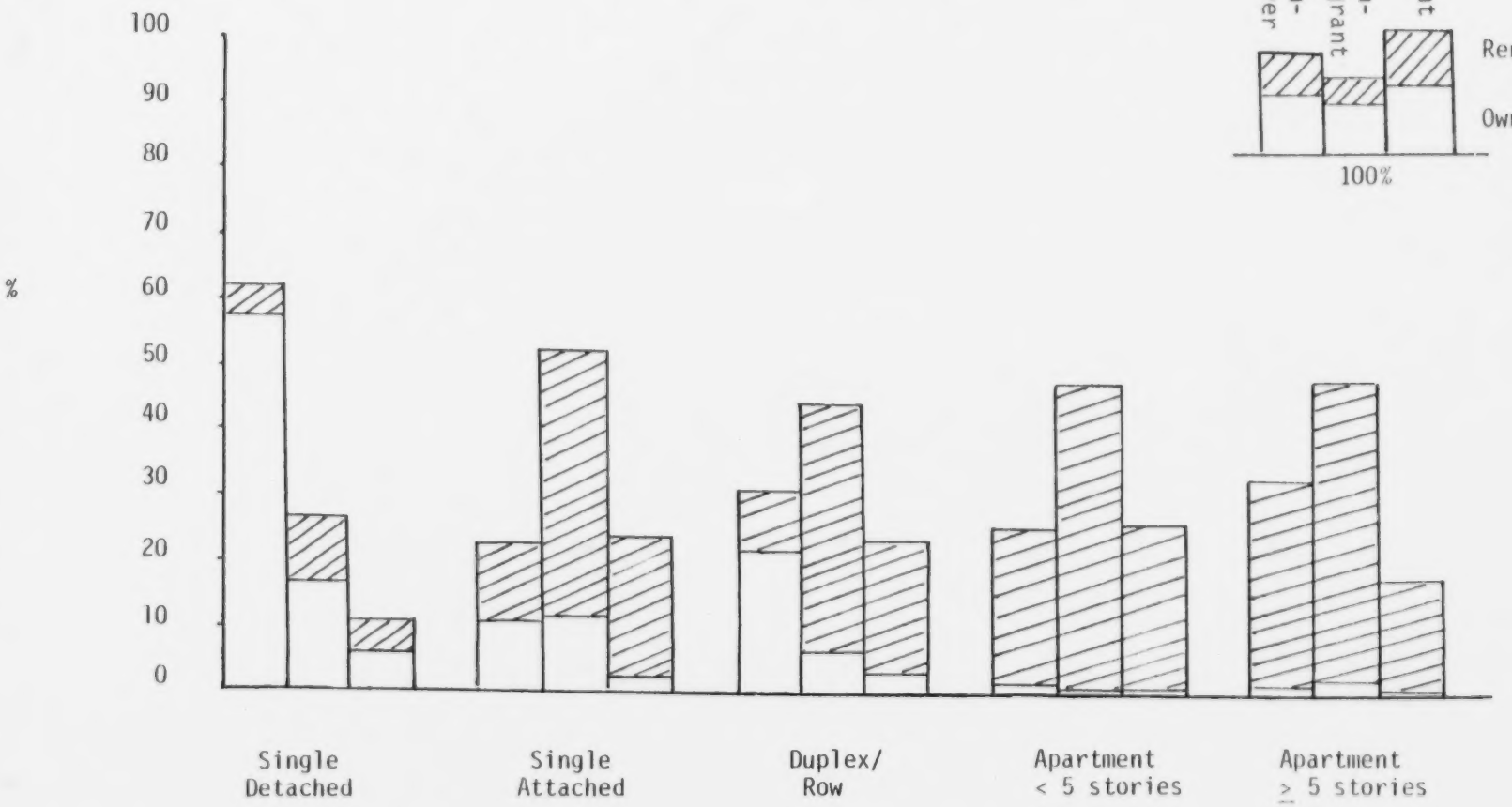


Chart 6

Households by Mobility Status and Dwelling Size, City Centre-Fort Rouge, 1981

(% of total, mobility status)

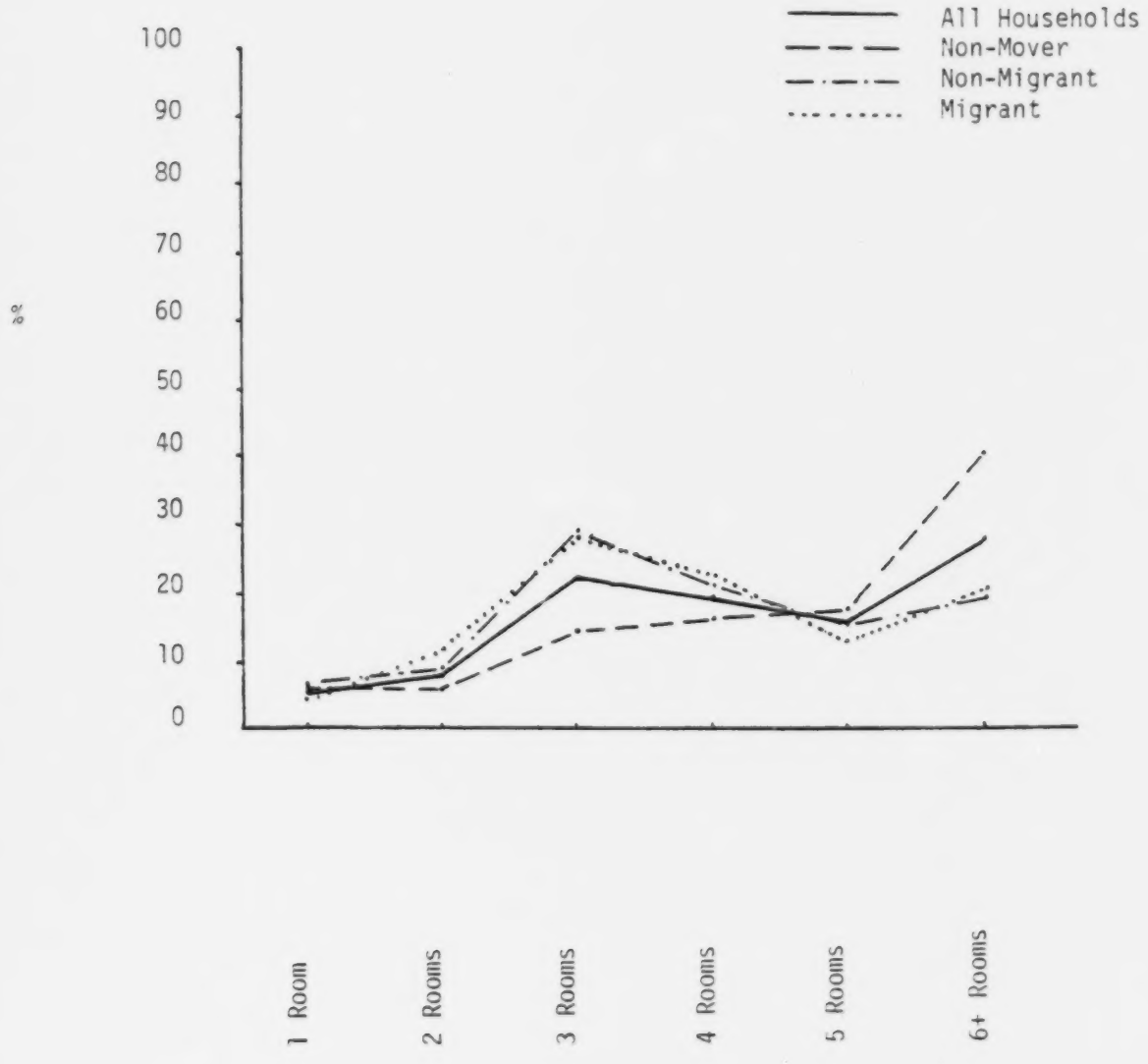


Table 21

Households by Mobility Status, Tenure and Period of Construction of Housing, City Centre-Fort Rouge, 1981

(% of total, mobility status)

Period of Construction	Non-Mover	Mover		Total Households	
		Non-Migrant	Migrant	Owner	Renter
Before 1946	56.8	41.8	41.0	25.5	22.5
				48.0	
1946 - 1960	22.6	20.0	23.4	8.9	12.8
				21.7	
1961 - 1970	11.7	15.5	16.8	1.3	12.9
				14.2	
1971 - 1975	7.9	8.7	8.5	0.3	8.0
				8.3	
1976 - 1981	1.0*	14.0	10.3	0.5	7.3
				7.8	
Total	100.0	100.0	100.0	36.6	63.4
				100.0	

* Similarly to length of residence, by definition of the various mobility categories, this statistic should be 0.0.

Chart 7

Households by Mobility Status and Tenure, Lord Selkirk-West Kildonan, 1981

(% of total, households)

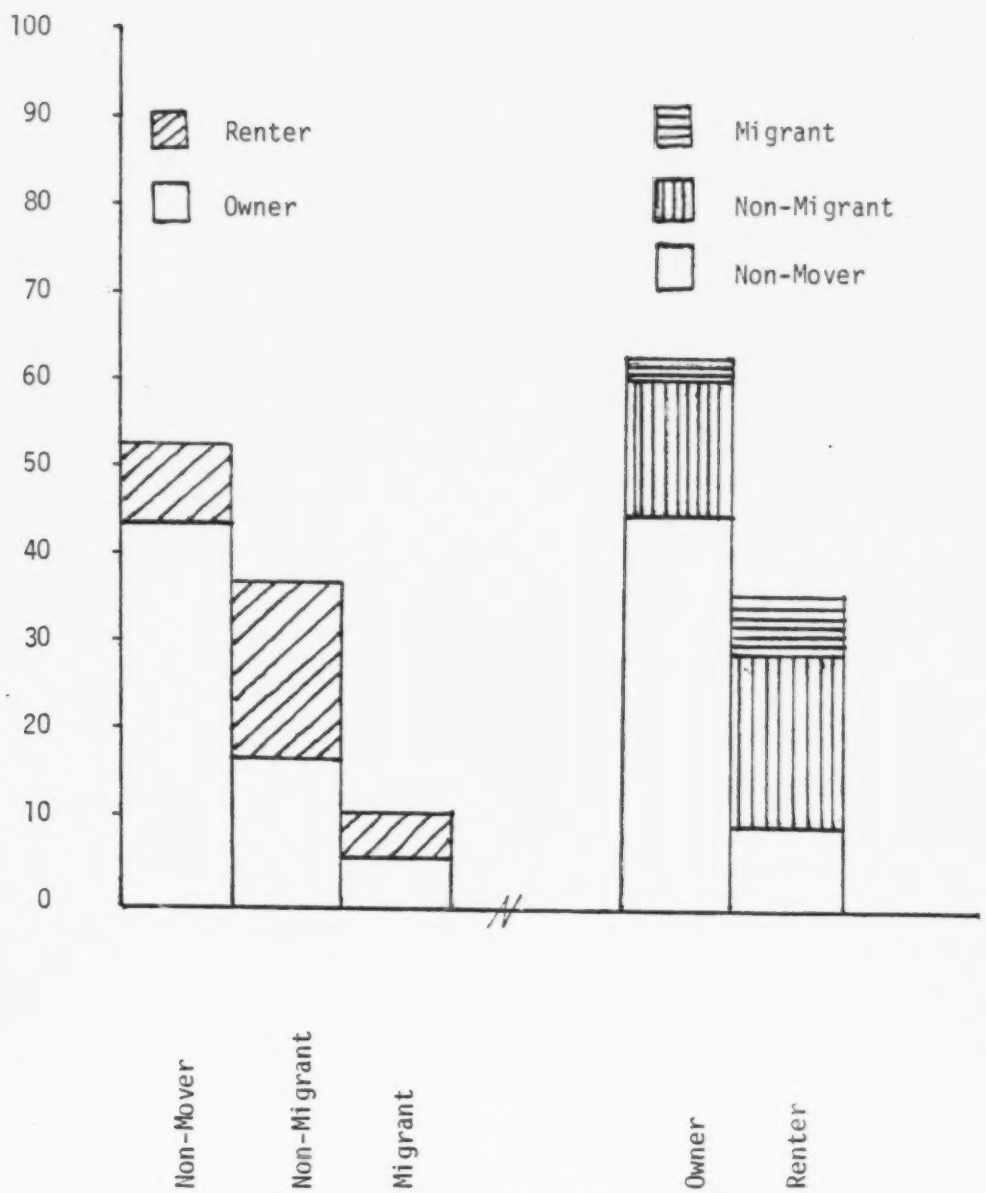


Table 22

Households by Mobility Status and Length of Residency, Lord Selkirk-West Kildonan, 1981

(% of total, mobility status)

Length of Residency	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Less than 1 year	0.7*	30.9	46.8	16.2
1 - 2 years	0.4*	30.9	31.0	14.6
3 - 5 years	8.2	36.9	20.8	20.0
6 - 10 years	27.9	0.7*	0.8*	15.3
greater than 10 years	62.8	0.6*	1.0*	33.9
Total	100.0	100.0	100.0	100.0

* Based on the definition of the mobility status categories, these percentages should be 0.0.

Table 23

Households by Mobility Status and Household Type, Lord Selkirk-West Kildonan, 1981

(% of total, mobility status)

Household Type	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Single < 65	8.8	17.6	18.3	12.9
Single ≥ 65	13.3	5.6	3.0	9.5
Non-family	3.9	4.0	7.3	4.2
Couples	24.8	20.9	16.2	22.6
2-parent family	33.8	33.2	34.9	33.6
1-parent family	7.4	11.1	9.4	9.0
Multiple family	8.0	7.6	10.9	8.2
Total	100.0	100.0	100.0	100.0

Table 24

Households by Mobility Status, Tenure and Household Type, Lord Selkirk-West Kildonan, 1981

(% of total, household type)

Household Type	Non-Mover		Mover				Total, households
			Non-Migrant		Migrant		
	Owner	Renter	Owner	Renter	Owner	Renter	
Single < 65	22.5	13.5	9.7	40.7	1.6	12.0	100.0
Single ≥ 65	47.7	27.5	11.0	10.6	0.6	2.6	100.0
Non-family	36.6	12.7	12.7	21.9	2.7	13.7	100.0
Couples	52.5	6.3	17.6	16.7	2.2	4.7	100.0
2-parent family	49.6	4.0	25.6	10.9	4.8	5.1	100.0
1-parent family	33.6	10.4	7.7	38.3	1.9	8.1	100.0
Multiple family	46.0	6.6	17.2	17.2	4.6	8.4	100.0
Total	44.2	9.6	16.7	20.3	2.6	6.6	100.0

Table 25

Households by Mobility Status and Occupation of Head of Household,

Lord Selkirk-West Kildonan, 1981

(% of total, mobility status)

Occupation	Non-Mover		Mover			
			Non-Migrant		Migrant	
	Owner	Renter	Owner	Renter	Owner	Renter
Managerial/ Professional	13.6	6.5	19.6	11.0	21.0	15.8
Clerical	7.8	7.7	11.2	14.3	11.7	14.7
Sales	5.9	4.4	8.3	5.0	5.8	4.1
Service	6.9	6.6	7.1	8.3	4.9	8.1
Primary Occupation	0.4	1.3	0.7	0.7	0.0	0.9
Processing Occupation	3.0	2.5	4.7	2.8	5.8	2.9
Machining and Related Occupations	3.9	1.4	6.9	3.6	6.8	5.1
Product Fabricating and Related Occupations	10.0	6.1	15.7	7.7	21.5	13.4
Construction	6.2	3.5	8.5	4.1	5.8	3.3
Transportation	4.4	4.1	4.9	5.9	4.4	6.2
Material Handling	2.6	1.4	4.6	4.4	2.0	4.2
Others	1.1	1.9	1.1	1.7	1.5	0.9
Not in Labour Force	34.2	52.5	6.5	30.2	7.3	19.2
Total	100.0	100.0	100.0	100.0	100.0	100.0

Chart 8

Households by Mobility Status, Tenure and Income, Lord Selkirk-West Kildonan, 1981

(% of total, income range)

a) Owners

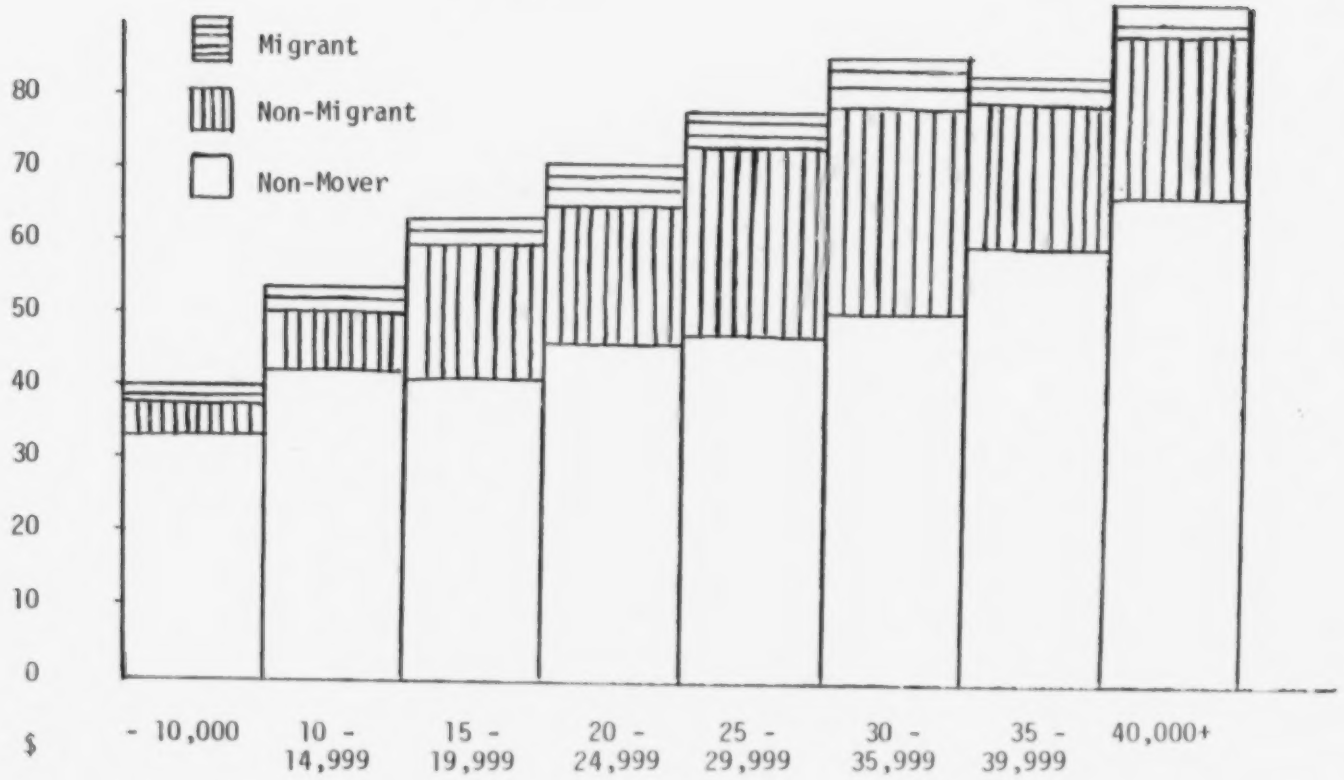


Chart 8

Households by Mobility Status, Tenure and Income, Lord Selkirk-West Kildonan, 1981

(% of total, income range)

b) Renters

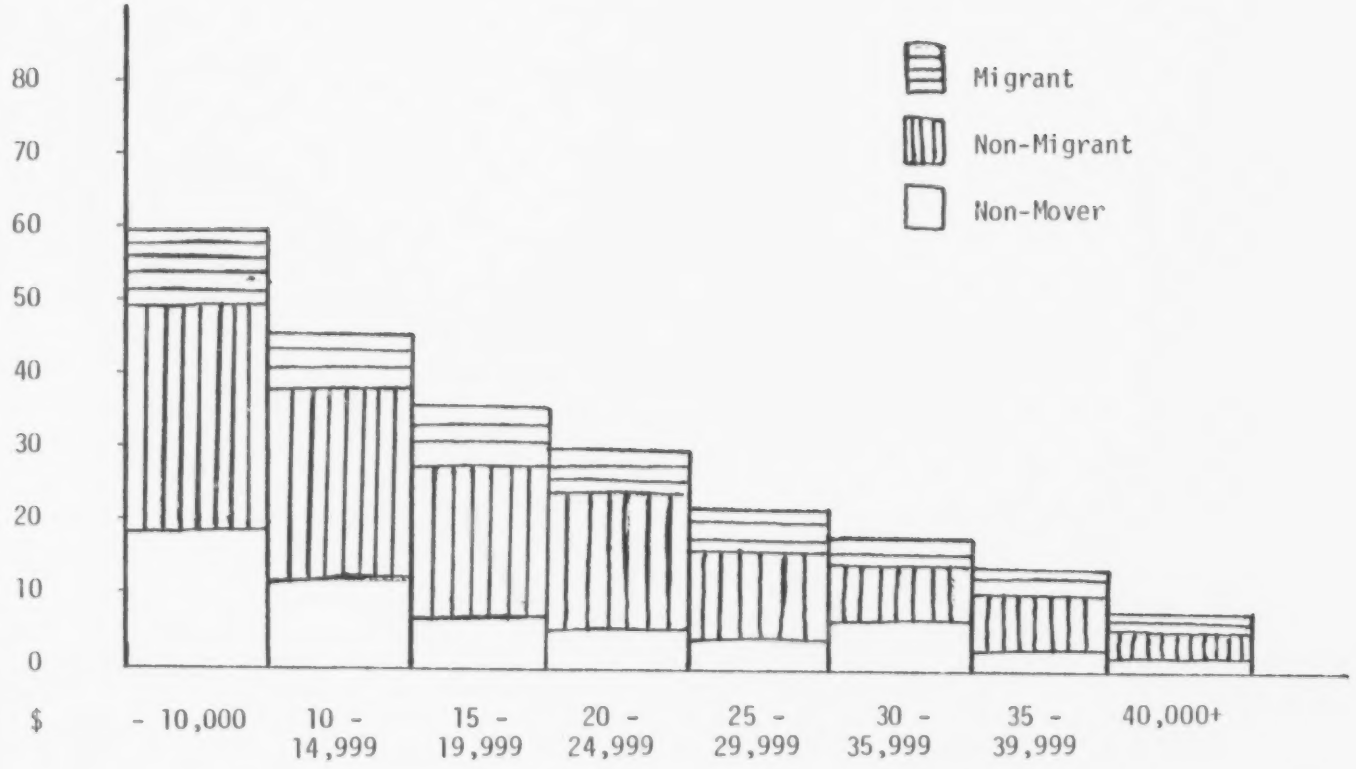


Table 26

Households by Mobility Status and Dwelling Type, Lord Selkirk-West Kildonan, 1981

(% of total, mobility type)

Dwelling Type	Non-Mover	Mover		Total, households
		Non-Migrant	Migrant	
Single Detached	80.9	48.4	36.9	64.8
Single Attached	5.3	16.6	21.3	11.0
Duplex/Row	4.5	7.5	9.9	6.0
Apartment, < 5 stories	6.0	19.2	25.1	12.7
Apartment, ≥ 5 stories	3.3	8.3	6.8	5.5
Total	100.0	100.0	100.0	100.0

Chart 9

Households by Mobility Status, Tenure and Dwelling Type, Lord Selkirk-West Kildonan, 1981

(% of total, housing type)

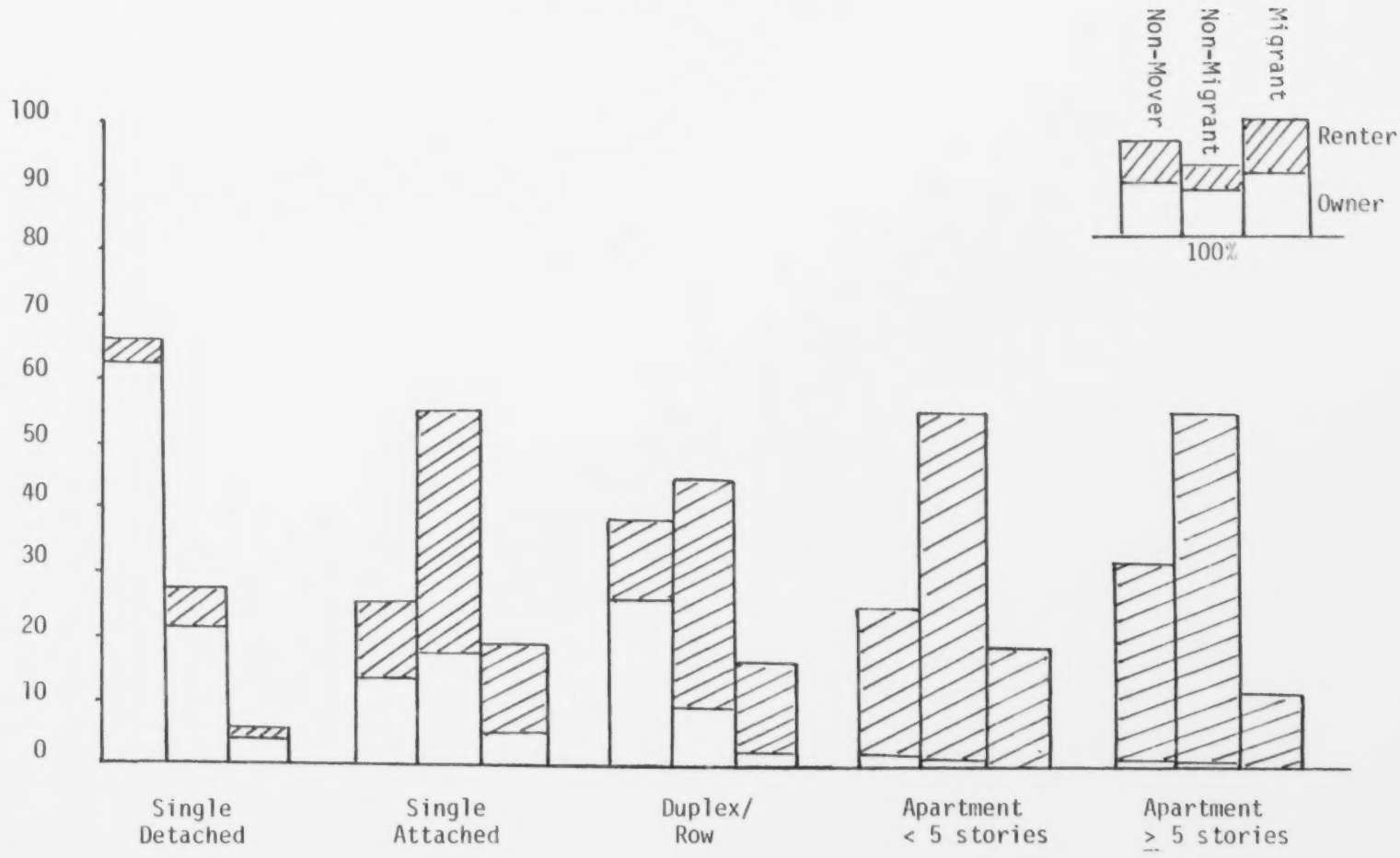


Chart 10

Households by Mobility Status and Dwelling Size, Lord Selkirk-West Kildonan, 1981

(% of total, mobility status)

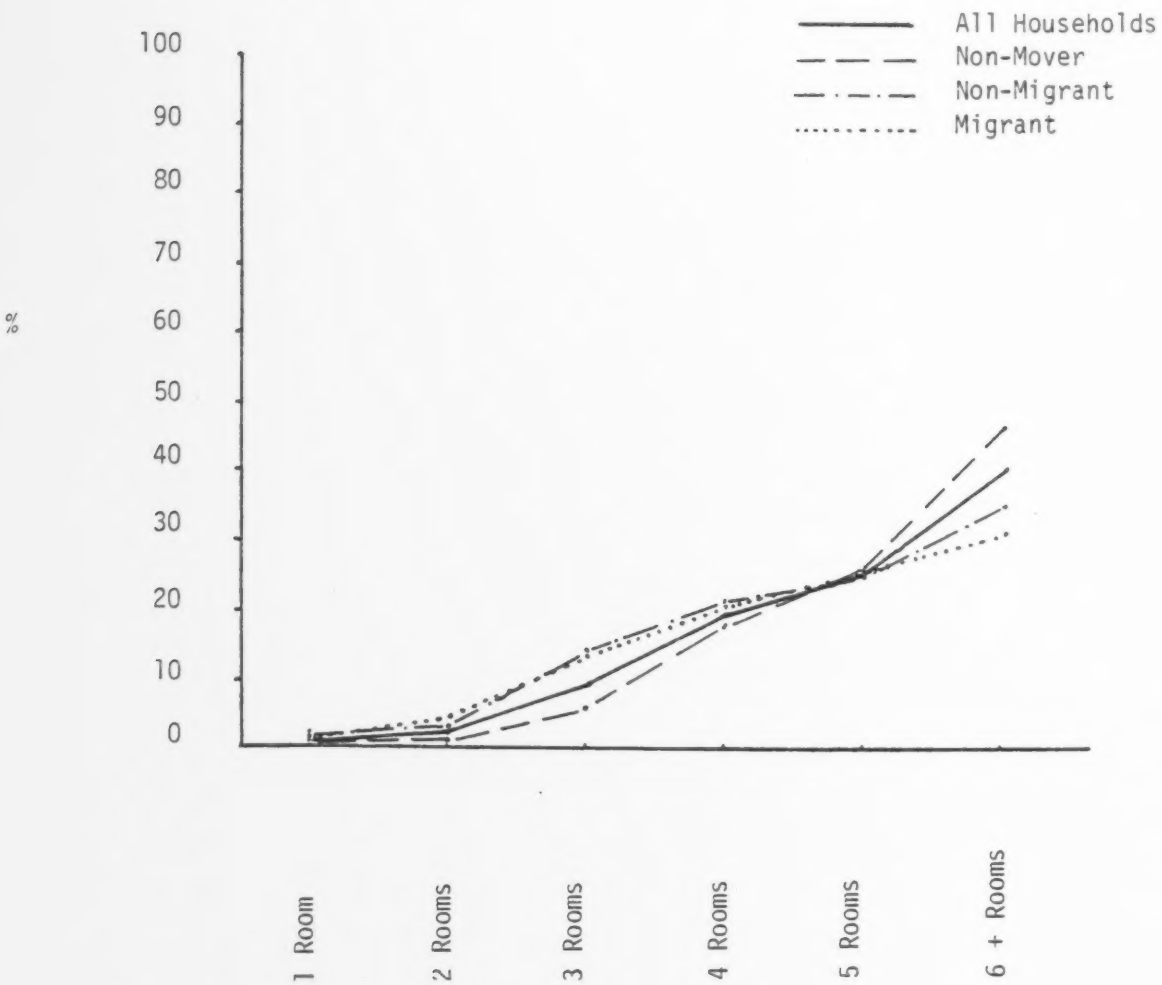


Table 27

Households by Mobility Status, Tenure and Period of Construction of Housing, Lord-Selkirk-West Kildonan, 1981

(% of total, mobility status)

Period of Construction	Non-Mover	Mover		Total Households	
		Non-Migrant	Migrant	Owner	Renter
Before 1946	38.5	24.6	25.2	22.4	9.7
				32.1	
1946 - 1960	35.1	17.8	14.6	20.3	6.5
				26.8	
1961 - 1970	13.4	12.8	14.3	5.8	7.5
				13.3	
1971 - 1975	11.7	14.5	15.2	6.9	6.1
				13.0	
1976 - 1981	1.3*	30.3	30.7	8.6	6.2
				14.8	
Total	100.0	100.0	100.0	63.9	36.1
				100.0	

* Similarly to length of residence, by definition of the various mobility categories, this statistic should be 0.0.

3.0 SUPPLEMENTAL DATA

Two sources which can provide supplemental data for use in describing residential mobility in the City of Winnipeg are:

1. Population statistics from 1981 Census

   The 1981 Census provides data on population distribution for 1976 and 1981 and on population change and redistribution for the period 1976-81 by census tracts. This provides a more detailed profile which will facilitate analysis of the main body of mobility statistics.

2. Building data for the City of Winnipeg.

   City of Winnipeg municipal building permit data were reviewed for the period 1972 to 1981 using monthly summary sheets. The following data were derived: total number of new units by housing type, location and permit value; permit value of residential renovations and repairs per month.

3.1 Population Change

Population in the City of Winnipeg grew minimally between 1976 and 1981. (See Table 28). The net growth was 1.1%. An examination of population change at the Community Committee level shows great variation from a loss of 13% of the population in St. Boniface to an increase of 7.9% in Assiniboine Park-Fort Garry. Losses occurred in the older areas of the City - City Centre-Fort Rouge and St. Boniface - and in one suburban area - St. James-Assiniboia. The remaining suburban areas experienced population increases well above the City's rate of growth.

Table 28

Population by Area, Winnipeg, 1976 and 1981

(no. of persons; % change)

Area	1976	1981	% Change 1976-1981
St. James-Assiniboia	74,046	70,212	-5.2
Lord Selkirk-West Kildonan	91,698	95,688	4.4
East Kildonan-Transcona	101,691	105,571	3.8
City Centre-Fort Rouge	109,438	100,033	-8.6
St. Boniface	13,870	12,067	-13.0
Assiniboine Park-Fort Rouge	98,056	105,755	7.9
St. Vital	72,066	75,127	4.2
Fringe	17,343	20,369	17.5
Total, City	578,208	584,822	1.1

Map 2 allows a more detailed examination of population change for each area of the City. City Centre-Fort Rouge lost population in most census tracts with the exception being in Fort Rouge, immediately south of the Assiniboine River, where substantial construction of condominium and apartment units occurred during the study period.

St. Boniface showed a uniform decline in population with out-migration exceeding in-migration. The area lost housing stock during the study period.

St. James-Assiniboia lost population in the eastern, older residential areas at a rate higher than the rate at which population growth in the newly developing fringe areas to the west occurred.

The remaining areas which are suburban in nature - Lord Selkirk-West Kildonan, East Kildonan-Transcona, Assiniboine Park-Fort Garry and St. Vital - exhibit similar patterns. On the fringe, census tracts have recorded substantial growth. Growth diminishes in census tracts closer to the central city with loss in population recorded in many of the most central tracts.

Map 2 Population Change in City of Winnipeg, 1976 - 1981 (% change)

3.2 Residential Construction Activity

Table 29 describes new residential construction activity for the period 1972 to 1981 by area. St. James-Assiniboia and City Centre-Fort Rouge experienced the least construction at 9.3% and 10.0% respectively of the total City production while East Kildonan-Transcona (22.5%) and Assiniboine Park-Fort Garry (25.7%) experienced the greatest activity. Averaging distribution of construction by dwelling unit type, indicates that 47.6% of the total construction in St. James-Assiniboia and 75.6% in City Centre-Fort Rouge were apartments while in the other areas single detached units dominated.

Lord Selkirk-West Kildonan	53.0%
East Kildonan-Transcona	43.9%
St. Boniface-St. Vital	63.3%
Assiniboine Park-Fort Garry	42.6%

From Chart 16, it can be seen that new residential construction experienced major swings in production level over the period 1972 to 1981. Single detached houses and apartments constituted the major portion of activity in all years and particularly in the years 1972 to 1975. The level of construction of the remaining dwelling unit types was only significant in 1975 to 1978 and was fairly well distributed throughout the City of Winnipeg.

Table 29

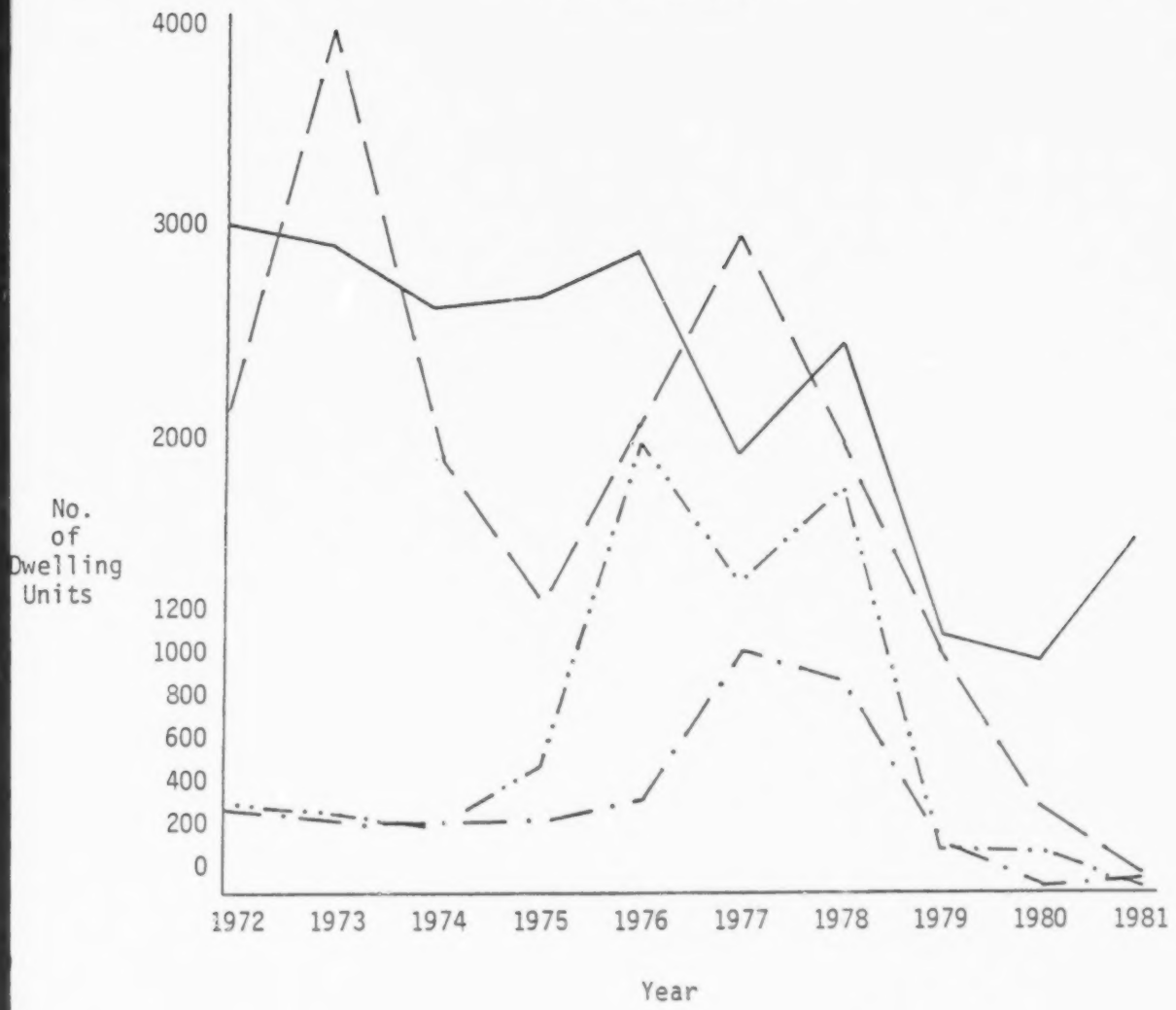
Dwelling Units Constructed in City of Winnipeg by Area Based on Building Permit Data, 1972-1981

(No. of Units)

Area	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	Total
St. James-Assiniboia	499	1,033	662	312	929	867	286	133	16	16	4,753
Lord Selkirk-West Kildonan	958	865	510	933	1,571	1,318	1,492	264	303	312	8,526
East Kildonan-Transcona	1,053	2,179	1,561	1,493	1,336	1,552	1,030	566	239	525	11,534
City Centre-Fort Rouge	570	705	284	170	290	962	1,049	635	420	39	5,124
St. Boniface-St. Vital	1,346	678	710	800	1,141	1,098	1,115	475	389	400	8,152
Assiniboine Park-Fort Garry	1,764	1,568	1,071	1,117	2,394	1,811	2,022	467	247	695	13,156
Total, City	6,190	7,028	4,798	4,825	7,661	7,608	6,994	2,540	1,614	1,987	51,245

Chart 11

New Construction Activity By Year and Dwelling Unit Type, Winnipeg 1972-1981
(No. of Units)



Source: Lynda Newman (1982). Structural Change in the Housing Industry. Winnipeg: Institute of Urban Studies.

Chart 17 presents new construction and residential repair and renovation work by dollar value of building permits. From 1972 to 1978, new construction increased in value by 151% followed by a decrease in value of 282% by 1981. Overall (1972 - 1981), new construction experienced a decrease of 187%. For the same period residential repair and renovation work showed gradual growth (243%) and captured an increased share of the total value of residential construction.

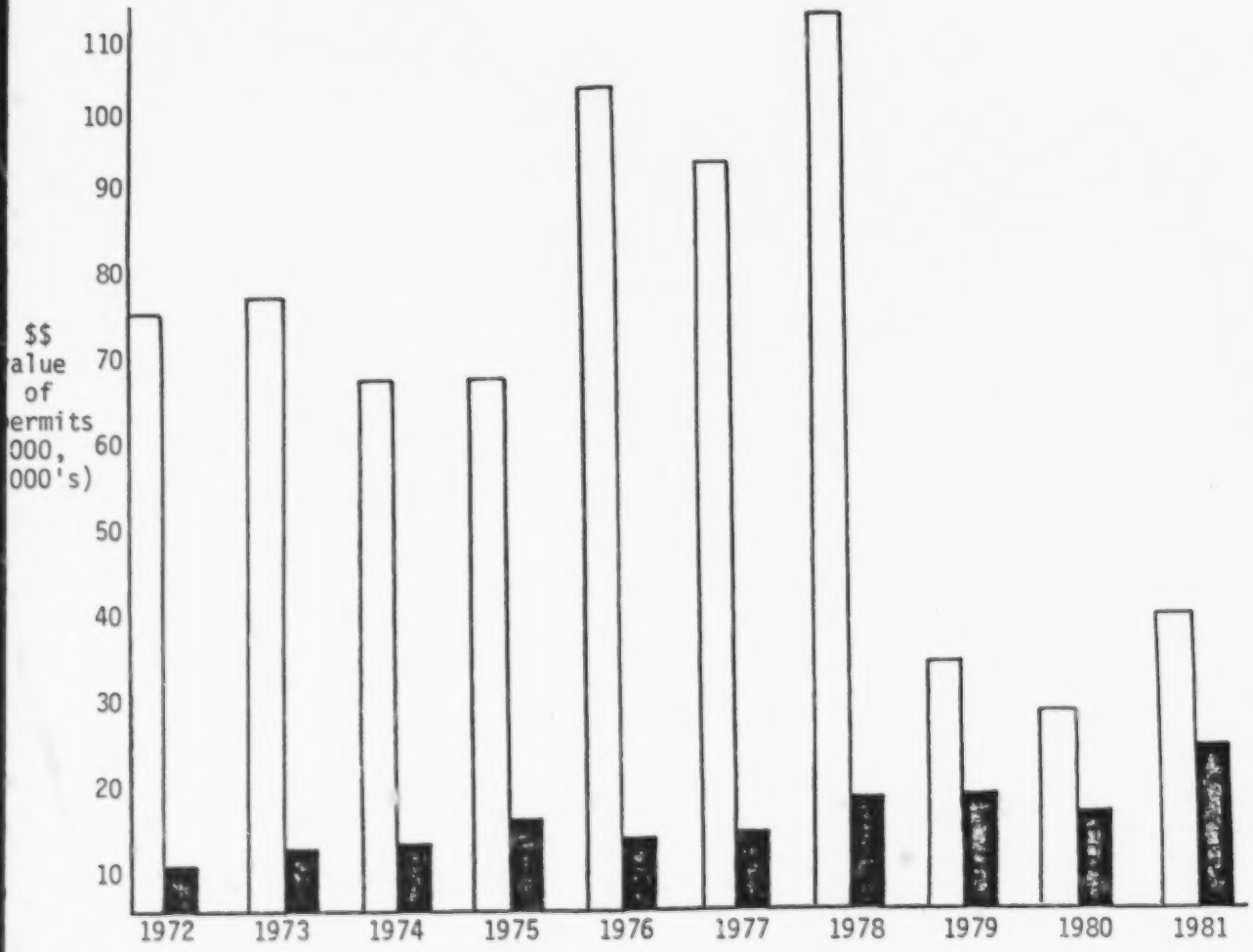
3.3 Summary

For the period 1976 to 1981, the predominant trend in population in the City of Winnipeg was a redistribution outward. The inner city areas of City Centre-Fort Rouge and St. Boniface lost population (-8.6% and -13.0% respectively) while the surrounding suburban areas gained (7.9% in Assiniboine Park-Fort Garry). In fact, the suburban areas also demonstrated a redistribution with the inner most portions losing population while the developing fringes gained.

Building activity indicates a concentration of apartment construction in the inner city (75.6% of City Centre-Fort Rouge activity) and single detached construction in the suburban areas (63.3% of St. Boniface St. Vital activity). Also noteworthy, is the increasing activity in residential repairs and renovations.

Chart 12

Value of Residential Building Permits for City of Winnipeg
1972-1981 in Constant 1971 Dollars ($000,000's)



Source: Lynda Newman (1982). Structural Change in the Housing Industry, Winnipeg: Institute of Urban Studies.

Considering the findings presented in Chapter 2, it can be speculated that:

1. a concentration of single detached housing construction in newly developing suburbs outpaced population growth and household formation rates resulting in non-migrant movement from older residential areas to the City's fringe. Also significant in triggering this movement was the lack of comparable new housing construction in the older areas

2. construction of rental accommodation in the inner city attracted new households but these tended to be smaller households than those lost

3. medium and high density housing construction in suburban areas provided an alternative to the rental accomodation being constructed in the inner city and thus attracted many non-migrant renter households

4. the increasing level of activity in residential repairs and renovations when considered with the large proportions of non-mover and non-migrant owner households in older housing stock suggests that households are choosing to modify their present housing to fit their needs or are choosing to buy and renovate older housing as an alternative to the purchase of new housing.

4.0 CONCLUSION

The preceeding chapters provide an interesting and detailed description of mobility using the 11 characteristics listed in Chapter 1. The analysis suggests certain qualities of the characteristics and their variables. One can ask:

Is the characteristic useful in predicting mobility status and comparing and contrasting mobility categories?

For each characteristic, are trends evident when examining the variables by mobility category?

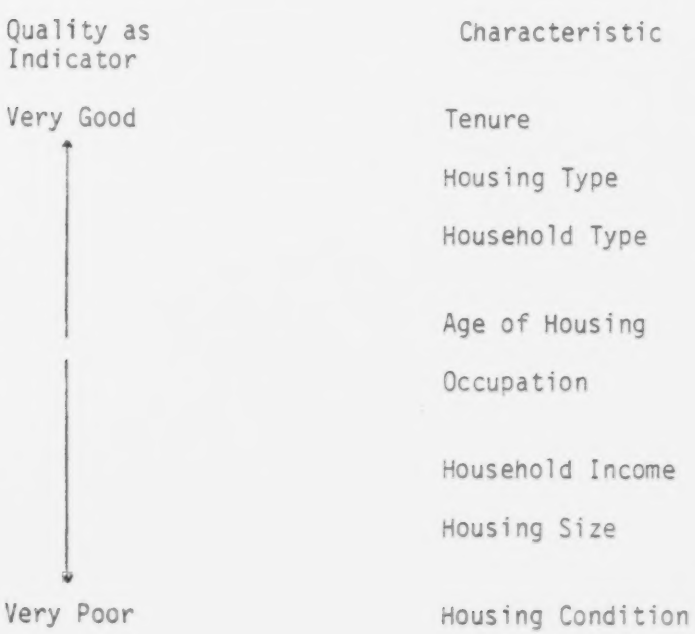
For the City of Winnipeg during the study period, 1976 - 1981, the characteristics which appear most useful as indicators of mobility are tenure, housing type and household type while housing condition was a very poor indicator. (See Chart 18).

For the researchers, the study raises many questions particularly with regard to the non-migrant type of mobility. As stated earlier, this mobility category appears the most complex in the City of Winnipeg. It relates to micro-level conditions and the interpretation of this information by households. Considering the increasing level of activity in residential repairs and renovations, greater information pertaining to households' (non-mover or non-migrant) decisions to modify housing to meet their housing needs is desired.

This study suggests past trends but to develop a predictive model

Chart 13

Characteristics as Indicators of Mobility Status
in City of Winnipeg, 1976-1981



of residential mobility for the City of Winnipeg, the following is necessary:

1. perceptional information which ties household - specific data to housing - specific data (as perceived by the households)

2. housing - specific data on a micro-level basis for both new construction and repairs and renovation activity

3. non-migrant movement patterns on a micro-level basis which identifies points of origin and points of destination.

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APPENDIX A

DESCRIPTION OF SELECTED CHARACTERISTICS

Household Type

1. One person aged less than 65
2. One person aged 65 or over
3. Non-family
4. One married couple with no children
5. One married couple with 1 child
6. One married couple with 2 children
7. One married couple with 3 children
8. One married couple with 4 children plus
9. One single parent family with 1 child
10. One single parent family with 2 children
11. One single parent family with 3 children
12. One single parent family with 4 children plus
13. Multiple family
14. TOTAL

Household Income

1. Less than $10,000
2. 10,000 - 14,999
3. 15,000 - 19,999
4. 20,000 - 24,999
5. 25,000 - 29,999
6. 30,000 - 34,999
7. 35,000 - 39,999
8. 40,000 or greater
9. TOTAL

Occupation of Head of Household

1. Managerial, Professional, etc.
2. Clerical
3. Sales
4. Service
5. Primary Occupations
6. Processing
7. Construction
8. Transportation
9. Materials Handling and Other Crafts
10. TOTAL

Structural Type of Dwelling

1. Single detached
2. Apartment - 5 or more stories
3. Single attached
4. Apartment - less than 5 stories
5. Duplex
6. Movable
7. TOTAL

Number of Rooms

1. One
2. Two
3. Three
4. Four
5. Five
6. Six plus
7. TOTAL

Period of Construction

1. 1920 or before
2. 1921 - 1945
3. 1946 - 1960
4. 1961 - 1970
5. 1971 - 1975
6. 1976 - 1979
7. 1980
8. 1981
9. TOTAL

Dwelling Condition

1. Only regular maintenance required
2. Minor repairs required
3. Major repairs required
4. TOTAL

Length of Residency

1. Less than 1 year
2. 1 - 2 years
3. 3 - 5 years
4. 6 - 10 years
5. 10 or more years
6. TOTAL

Table A1

Census Tracts for Mobility Study

Locations	Census Tracts
St. James/Assiniboia	530, 531, 532, 533, 534, 535, 536, 537.01, 537.02, 537.03, 538, 539, 540.01, 540.02, 540.03, 541, 542
Lord Selkirk/West Kildonan	34, 35, 36, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50.01, 50.02, 51.01, 51.02, 52, 550, 551, 552, 553, 560.01, 560.02, 560.03
East Kildonan/Transcona	37, 38, 39, 40, 120.01, 120.02, 120.03, 121, 122, 123, 130.01, 130.02, 131, 132, 133, 134, 140, 141.01,141.02, 142.01, 142.02
City Centre/ Fort Rouge	1, 2, 3, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
Assiniboine Park/Fort Garry	4.01, 4.02, 5, 6, 7, 8, 9, 10, 500.01, 500.02, 500.03, 501.01, 501.02, 502, 503, 510, 520, 521, 522.01, 522.02
St. Boniface	113, 116, 117
St. Vital	100.01, 100.02, 101.01, 101.02, 102.01, 102.02, 102.03, 102.04, 103, 104, 105, 110.01, 110.02, 110.03, 111, 112.01, 112.02, 114, 115

Table A2

Sample of Data Derived from Cross-Tabulations

6497-01408AH-2B-CENSUS-1981
HH01408F D PRIVATE HOUSEHOLDS SHOWING MOBILITY STATUS OF HOUSEHOLD MAINTAINER(4) AND TENURE(3) FOR 7 USER SPECIFIED CENSUS TRACT GROUPINGS IN WINNIPEG, 1981
29 NOVEMBER 1983 REQUEST NUMBER 6 PAGE 1

	TOTAL-MOBILITY STATUS	NON-MOVERS	MOVERS-NON-MIGRANT	MIGRANTS
FUNCTION: COUNT				
AREA: CALCULATED AREA ST. JAMES-ASSINIBOIA				
TOTAL-OWNED & RENTED	25,010	12,905	8,065	4,050
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	15,565	10,670	3,345	1,550
RENTED (EVEN IF NO CASH RENT IS PAID)	9,440	2,235	4,715	2,495
AREA: CALCULATED AREA LORD SELKIRK-WEST KILDONAN				
TOTAL-OWNED & RENTED	34,355	18,380	12,695	3,295
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	21,945	15,200	5,725	1,025
RENTED (EVEN IF NO CASH RENT IS PAID)	12,420	3,170	6,975	2,270
AREA: CALCULATED AREA EAST KILDONAN-TRANSCONA				
TOTAL-OWNED & RENTED	37,405	18,955	14,550	3,905
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	24,560	16,095	7,110	1,350
RENTED (EVEN IF NO CASH RENT IS PAID)	12,850	2,855	7,435	2,550
AREA: CALCULATED AREA CITY CENTRE-FORT ROUGE				
TOTAL-OWNED & RENTED	44,665	19,120	17,630	7,920
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	16,360	11,530	3,680	1,100
RENTED (EVEN IF NO CASH RENT IS PAID)	28,305	7,540	13,950	6,820
AREA: CALCULATED AREA ASSINIBOINE PARK-FORT GARRY				
TOTAL-OWNED & RENTED	37,905	17,195	14,235	6,470
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	24,030	14,375	6,970	2,735
RENTED (EVEN IF NO CASH RENT IS PAID)	13,820	2,825	7,265	3,730
AREA: CALCULATED AREA ST. BONIFACE				
TOTAL-OWNED & RENTED	5,060	2,500	1,795	760
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	2,105	1,610	400	95
RENTED (EVEN IF NO CASH RENT IS PAID)	2,950	890	1,395	670
AREA: CALCULATED AREA ST. VITAL				
TOTAL-OWNED & RENTED	26,830	13,100	10,470	3,260
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	17,660	11,165	5,120	1,330
RENTED (EVEN IF NO CASH RENT IS PAID)	9,170	1,940	5,350	1,875
AREA: T1000001 TOTAL SPECIFIED AREAS				
TOTAL-OWNED & RENTED	211,245	102,150	79,440	29,655
OWNED OR BEING BOUGHT BY MEMBER OF HHLD.	122,265	80,695	32,355	9,235
RENTED (EVEN IF NO CASH RENT IS PAID)	88,960	21,455	47,085	20,420

IUS PUBLICATIONS

REPORTS

- STRUCTURAL CHANGE IN THE HOUSING INDUSTRY, Report No. 1, by Lynda H. Newman.
- NATIVE WOMEN AND WORK, Report No. 2, by Jeremy Hull.
- THE DEVELOPMENT OF DOWNTOWN WINNIPEG: HISTORICAL PERSPECTIVES ON DECLINE AND REVITALIZATION, Report No. 3, by Deborah Lyon and Robert Fenton.
- THE EVOLUTION OF URBAN CANADA: AN ANALYSIS OF APPROACHES AND INTERPRETATIONS, Report No. 4, by Alan F.J. Artibise and Paul-André Linteau.
- L'EVOLUTION DE L'URBANISATION AU CANADA: UNE ANALYSE DES PERSPECTIVES ET DES INTERPRETATIONS, Report No. 5, by Alan F.J. Artibise and Paul-André Linteau.
- A MOBILITY PROFILE OF WINNIPEG HOUSEHOLDS, Report No. 6, by Lynda H. Newman.

RESEARCH AND WORKING PAPERS

- EFFECTS OF LENGTH OF URBAN RESIDENCY ON NATIVE LABOUR MARKET BEHAVIOUR, Research and Working Paper No. 1, by Stewart J. Clatworthy.
- OLDER CANADIAN HOMEOWNERS: A LITERATURE REVIEW, Research and Working Paper No. 2, by Jonathan Gunn, Jacqueline Unsworth and Lynda H. Newman.
- DEVELOPMENT OF THE URBAN-RURAL FRINGE: A LITERATURE REVIEW, Research and Working Paper No. 3, by Deborah Lyon.
- URBAN NETWORKS: A GRAPHIC APPROACH, Research and Working Paper No. 4, by David J. Cheal.
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- CITY PLANNING AS UTOPIAN IDEOLOGY AND CITY GOVERNMENT FUNCTION, Research and Working Paper No. 10, by Earl A. Levin.

OCCASIONAL PAPERS

- BEYOND THE CORE AREA INITIATIVE: PROSPECTS FOR DOWNTOWN WINNIPEG, Occasional Paper No. 4, by Earl A. Levin.
- RECREATION AND ATHLETICS AT THE UNIVERSITY OF WINNIPEG, 1967-1983: A BRIEF HISTORY, Occasional Paper No. 5, by A. Gerald Bedford.

A complete listing of IUS Publications is available on request. For more information, contact: INSTITUTE OF URBAN STUDIES, University of Winnipeg, 515 Portage Avenue, Winnipeg, Manitoba, R3B 2E9, Canada.

THE INSTITUTE OF URBAN STUDIES

The Institute of Urban Studies (IUS) was created by the University of Winnipeg in 1969 at a time when the city's "urban University" perceived a need to deal with the problems and concerns of the inner city. From the outset, IUS was both an academic research centre and an innovative, action-oriented community resource. While the Institute has always been committed to examining urban development issues in a broad context, it has never lost sight of the demands of applied research aimed at practical, often novel, solutions to urban problems.

The Institute of Urban Studies is a multiple function centre that undertakes to encourage, facilitate and engage in independent, multi-disciplinary research on urban or urban-related topics (including housing, community and neighbourhood development, urban policy and government, and social demographic issues); to promote and engage in formal and informal education and community outreach programs and to conduct mission oriented and applied research.

The Institute has an active publications program that includes a scholarly journal, newsletter, research reports, monographs, and occasional publications.

The Institute is an institutional member of the following organizations: the Canadian Urban Transit Association, the Social Science Federation of Canada, the Urban Affairs Association, the International New Towns Association, the International Federation for Housing and Planning, the Association of Regional and Planning Programs at Canadian Universities, the Social Planning Council of Winnipeg, the Downtown Winnipeg Association, and several other local or regional bodies.

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